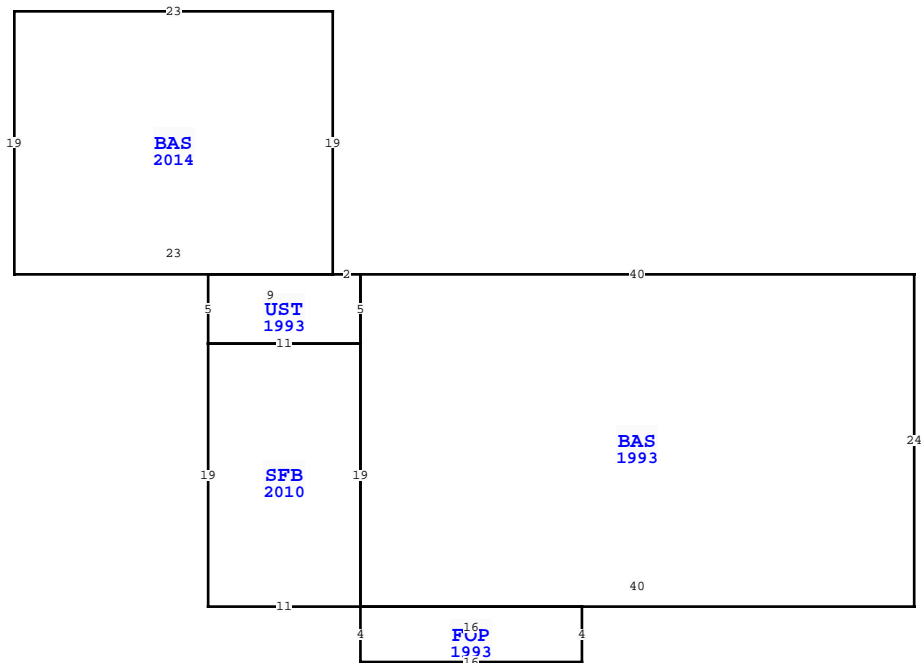


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	12	CEDAR/CYPR	80
Exterior Wall	19	COMMON	BRK 20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT	VINYL 50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms			3 100
Bathrooms			1.5 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	112.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	1993
BAS	437	100	2014
FOP	64	30	1993
SFB	209	80	2010
UST	55	45	1993
TOTALS	1,725		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,608	109.6000	114.53	184,164	1975	2012	0	0	11.00	89.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1564 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,906	
TOTAL MARKET OB/XF VALUE		7,306	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		186,212	
SOH/AGL Deduction		0	
ASSESSED VALUE		186,212	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		186,212	
TOTAL JUST VALUE		186,212	
NCON VALUE		3,360	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,337	
INCR EYB 2010-2012 HVAC OB23-155 CC 3/30/2023			
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG XFOBS			
COA PER TCO			
5 YR PRCL CH, CHG TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000155	HVAC CHANGE OUT-C		03/29/2023
20000550	RE ROOF-CO	0	12/02/2020
2010262	DETACHED GARAGE	0	04/16/2010
2009936	REMODEL	0	11/24/2009
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1324/0364	7/31/2023	WD Q	I 01
GRANTOR: MAJESTIC ACRES, LLC		SALE PRICE	
GRANTEE: KILPATRICK JACOB &		230,000	
0978/0389	8/19/2015	WD U	I 12
GRANTOR: SECRETARY OF HOUSING		45,000	
GRANTEE: MAJESTIC ACRES, LLC			

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0080	4' CHAINLI	0	0	0	0	94.00	LF	13.00	13.00	100	1997	1997	3	24	293	
2	0955	PRIVACY FE	0	0	0	0	400.00	LF	15.00	15.00	100	2002	2002	3	60	3,600	
3	0700	PORT BLDG	0	0	12	8	80.00	SF	0.00	0.00	100	2002	2002	3	59	0	
4	0210	CONCRETE D	0	0	4	11	44.00	SF	6.00	6.00	100	1993	1993	3	20	53	
5	0210	CONCRETE D	0	0	28	20	560.00	SF	6.00	6.00	100	2024	2023		100	3,360	

TOTAL OB/XF													
7,306													
BLD DATE	09/12/2019	MMAK	LGL DATE										
XF DATE	09/12/2019	MMAK	LAND DATE	09/12/2019 MMAK									
INC DATE			AG DATE										

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W40 UST=[YR=1993] W2 BAS=[YR=2014] N19 W23 S19 E23\$ W9 S5 E11 N5\$ S5 SFB=[YR=2010] W11 S19 E11 N19\$ S19 FOP=[YR=1993] S4 E16 N4 W16 \$ E40 N24\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		R1	100.00	187.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							