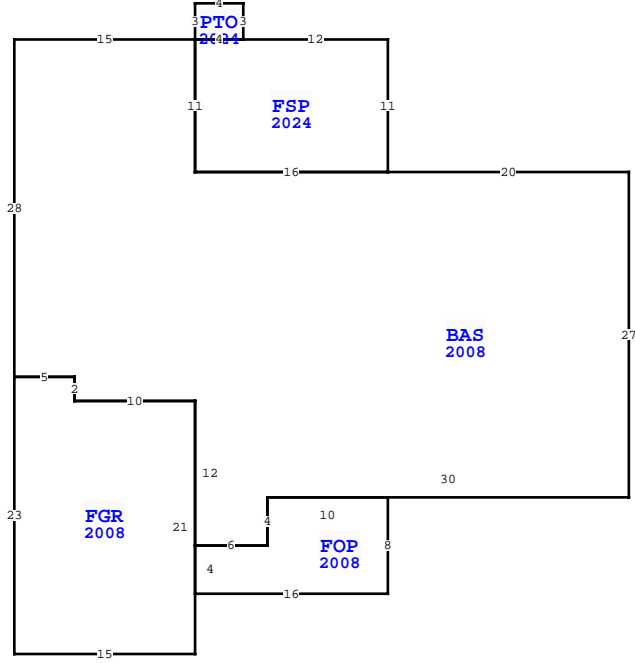


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 80			
Interior Floor	14	CARPET 20			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	335.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	2008	1,436	165,887
FGR	325	50	2008	162	18,714
FOP	104	30	2008	31	3,582
FSP	176	55	2024	97	11,205
PTO	12	5	2024	1	116
TOTALS	2,053			1,727	199,503

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
				Heated Area: 1436				HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,503	
TOTAL MARKET OB/XF VALUE		5,900	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		260,403	
SOH/AGL Deduction		21,821	
ASSESSED VALUE		238,582	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,582	
TOTAL JUST VALUE		260,403	
NCON VALUE		12,793	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,606	
5 YR PRCL CK, CHG EYB FROM 2008 TO 2018, CHG XFBS, C			
COA PER HX APP			
5 YR PRCL CK, CHG FLOR			
2019 TRIM RETURNED UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000588	RE-ROOF/SHINGLES		08/19/2024
OB24-000492	HVAC CHANGE OUT		07/10/2024
20071509	SFD-CO	0	10/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/0154	10/20/2021	WD	Q	I	01	260,000
GRANTOR: CLEAR SPRINGS PROPERT						
GRANTEE: LAROWE RONALD P & V						
1210/0879	5/28/2021	CT	U	I	18	188,000
GRANTOR: WILLIAMS JULIUS II						
GRANTEE: CLEAR SPRINGS PROPE						

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	0210	CONCRETE D	0	100	0	790.00	SF	6.00	6.00	100	2008	2008	3	43	2,038	
2	0211	CONCRETE W	0	100	13	52.00	SF	6.00	6.00	100	2008	2008	3	52	162	
3	0955	PRIVACY FE	0	100	0	198.00	LF	15.00	15.00	100	2008	2008	3	75	2,228	
4	0620	WOOD UTL B	0	100	10	160.00	SF	6.00	6.00	100	2024	2023		100	960	
5	0940	OPEN SHED	0	100	8	128.00	SF	4.00	4.00	100	2024	2023		100	512	
TOTALS													5,900			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							