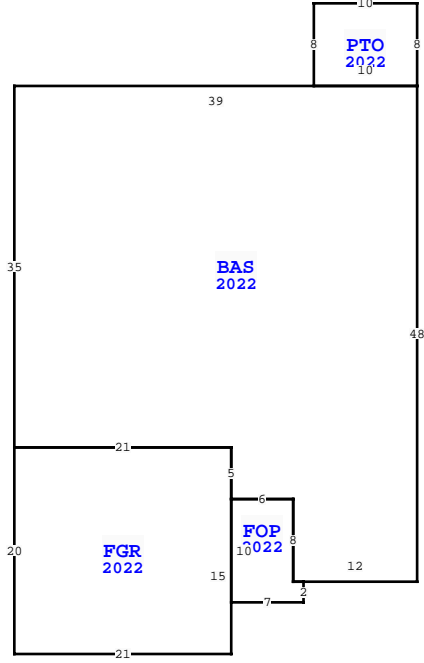




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL	PLANK 70
Interior Floo	14	CARPET	30
Heating Type	13	HEAT 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	419.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,551	100	2022
FGR	420	50	2022
FOP	62	30	2022
PTO	80	5	2022
TOTALS	2,113		

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: 1551			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,085
TOTAL MARKET OB/XF VALUE			8,285
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			252,370
SOH/AGL Deduction			0
ASSESSED VALUE			252,370
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			197,370
TOTAL JUST VALUE			252,370
NCON VALUE			4,350
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,149
5 YR PRCL CK, PU XFOB			
JS 5YR CK, PU XFOBS 3/6/23			
NO PORT FROM VOLUSIA - BAILEY			
JS PU NEW SFD & XFOBS 0210,0211			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000081	SFD-CO	0	02/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1280/0355	8/22/2022	WD	Q	I	01	288,500
GRANTOR: D R HORTON INC						
GRANTEE: BAILEY DONALD KEITH						
1233/0802	10/15/2021	WD	Q	V	05	1,609,200
GRANTOR: BCB FLP 1, LLC						
GRANTEE: D.R. HORTON, INC						

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	40	16	640.00	SF	6.00	6.00	100	2022	2022	3	97	3,725	
2	0211	CONCRETE W	0	100	12	3	36.00	SF	6.00	6.00	100	2022	2022	3	97	210	
3	0700	PORT BLDG	0	100	20	11	220.00	SF	0.00	0.00	100	2024	2023	AV	98	0	
4	0955	PRIVACY FE	0	100	0	0	290.00	LF	15.00	15.00	100	2024	2023		100	4,350	
TOTALS															8,285		

LAND DESCRIPTION																								
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							