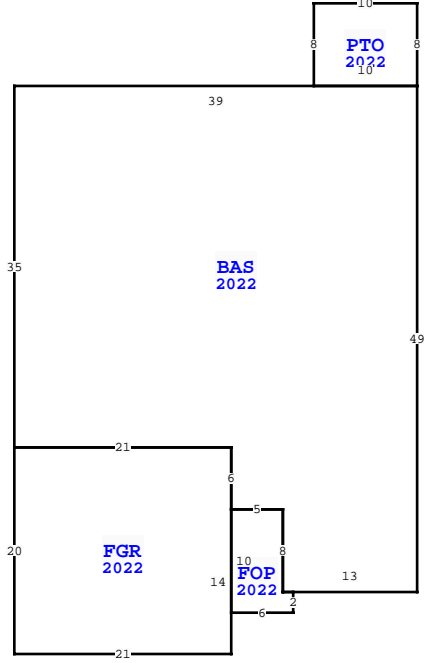


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
11	AVERAGE 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
419.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100	2022	1,577	168,051
FGR	420	50	2022	210	22,378
FOP	52	30	2022	16	1,705
PTO	80	5	2022	4	427
TOTALS	2,129			1,807	192,560

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,807	113.3000	107.64	194,505	2022	2022	0	0	0	1.00	99.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1577 HX Base Yr													



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		192,560	
TOTAL MARKET OB/XF VALUE		4,511	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		252,071	
SOH/AGL Deduction		0	
ASSESSED VALUE		252,071	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,071	
TOTAL JUST VALUE		252,071	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		247,201	

5 YR PRCL CK, N/C
JS PU NEW SFD & XFOS 0210,0211
LOT 35 NEW SUB #419 S/O FROM 10187-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000088	SFD-CO	0	02/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0088	8/15/2022	WD Q	Q	I	01	298,500
GRANTOR: D R HORTON INC						
GRANTEE: PEREZ-SANTIAGO JOSE						
1233/0802	10/15/2021	WD Q	Q	V	05	1,609,200
GRANTOR: BCB FLP 1, LLC						
GRANTEE: D.R. HORTON, INC.						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		10/25/2021	PB

BUILDING DIMENSIONS
PTO=[YR=2022] W10 S8 E10 BAS=[YR=2022] W39 S35 E21 S6
FGR=[YR=2022] N6 W21 S20 E21 N14\$ FOP=[YR=2022] S10 E6 N2
W1 N8 W5\$ E5 S8 E13 N49\$ N8 \$.

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	0	46	16	736.00	SF	6.00	6.00	100	2022	2022	3	97	4,284	
2	0211	CONCRETE W	0	0	13	3	39.00	SF	6.00	6.00	100	2022	2022	3	97	227	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							