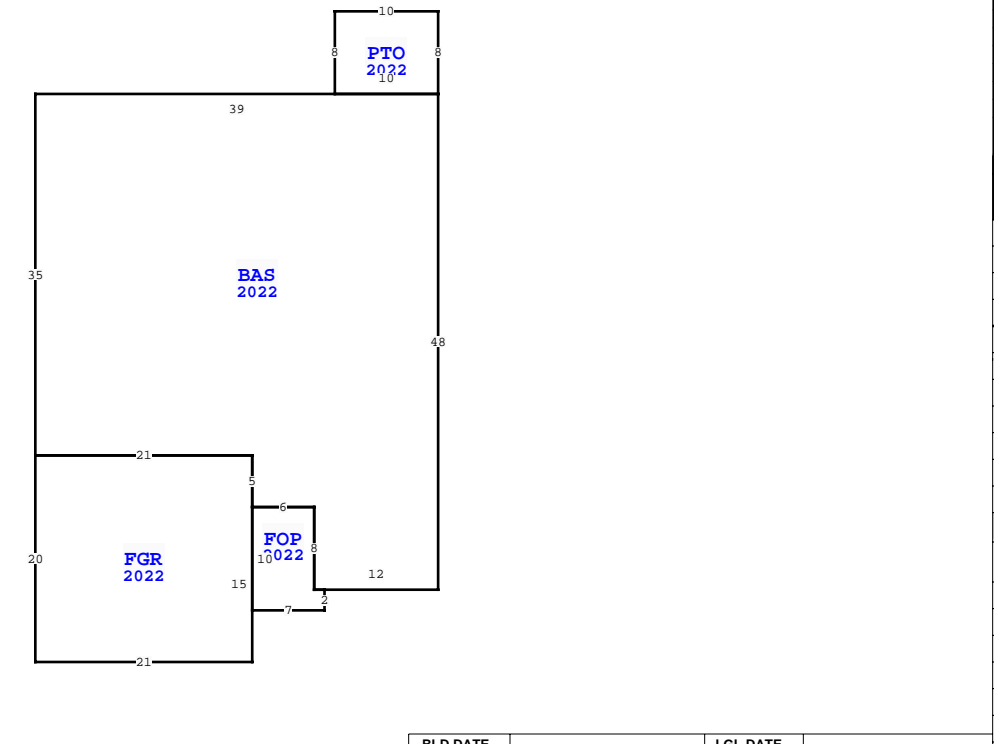




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,784	112.7000	107.06	190,995	2022	2022	0	0	0	1.00	99.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	2022	1,551	164,390
FGR	420	50	2022	210	22,258
FOP	62	30	2022	19	2,014
PTO	80	5	2022	4	424
TOTALS	2,113			1,784	189,085

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		9,807	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		253,892	
SOH/AGL Deduction		0	
ASSESSED VALUE		253,892	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		203,892	
TOTAL JUST VALUE		253,892	
NCON VALUE		5,296	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,743	
CHG TRAV DEMO PTO ADD FSP			
5 YR PRCL CK,N/C			
FR PU XFOBS 12-01-2023; LH 12/11/23			
JS PRMT CH P/U NEW SFD AND XFOBS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00025	SCREEN ROOM-CC		05/30/2024
B22-000566	SHED-CC		06/10/2022
B21-001201	SFD-CO	0	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/0371	5/26/2022	WD	Q	I	01	285,500
GRANTOR: D R HORTON INC						
GRANTEE: CRUM CLYDE KENNETH						
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	46	16	736.00	SF	6.00	6.00	100	2022	2022	3	97	4,284	
2	0211	CONCRETE W	0 100	13	3	39.00	SF	6.00	6.00	100	2022	2022	3	97	227	
3	0955	PRIVACY FE	0 100	0	0	325.00	LF	15.00	15.00	100	2024	2022	AV	99	4,826	
4	0701	PORT BLDG	0 100	10	16	160.00	SF	3.00	3.00	100	2024	2023	AV	98	470	
TOTAL OB/XF															9,807	

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2022] W10 S8 E10 BAS=[YR=2022] W39 S35 E21 S5									
FGR=[YR=2022] N5 W21 S20 E21 N15\$ E6 S8 FOP=[YR=2022] N8 W6									
S10 E7 N2 W1\$ E12 N48\$N8\$.									

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							