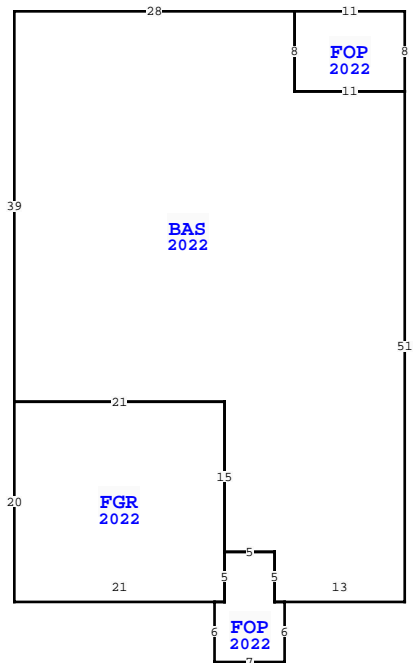


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
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	2,024	112.9000	107.26	217,094	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1768 HX Base Yr 2023												



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	1,768	100	2022	1,768	187,740
FGR	420	50	2022	210	22,300
FOP	67	30	2022	20	2,124
FOP	88	30	2022	26	2,761
TOTALS	2,343			2,024	214,923

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	843.00	SF	6.00	6.00	100	2022	2022	3	97	4,906	
2	0211	CONCRETE W	0	100	7	21.00	SF	6.00	6.00	100	2022	2022	3	97	122	
3	0955	PRIVACY FE	0	100	0	264.00	LF	15.00	15.00	100	2024	2023		100	3,960	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		214,923	
TOTAL MARKET OB/XF VALUE		8,988	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		278,911	
SOH/AGL Deduction		24,864	
ASSESSED VALUE		254,047	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		204,047	
TOTAL JUST VALUE		278,911	
NCON VALUE		3,960	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,203	
5 YR PRCL CK, PU XFOB			
21 PORT FROM LEON NIXON			
JS PRMT CH P/U NEW SFD AND XFOBS			
LOT 43 NEW SUB #419 S/O FROM 10187-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001203	SFD-CO	0	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0216	5/27/2022	WD	Q	I	01	310,500
GRANTOR: D R HORTON INC						
GRANTEE: NIXON MALIKA & WILL						
1233/0802	10/15/2021	WD	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 NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W11 S8 E11 BAS=[YR=2022] W11 N8 W28 S39 E21 S15 FGR=[YR=2022] N15 W21 S20 E21 N5\$ FOP=[YR=2022] S5 W1 S6 E7 N6 W1 N5 W5\$ E5 S5 E13 N51\$ N8\$.	

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							