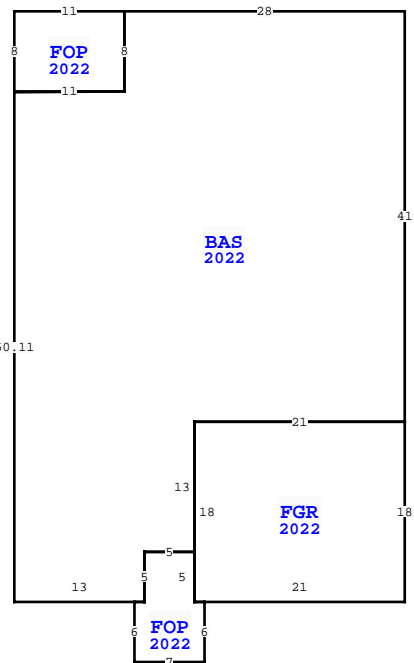




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	70
Interior Floor	14	CARPET	30
Heating Type	13	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
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	1,810	100	2022
FGR	378	50	2022
FOP	67	30	2022
FOP	88	30	2022
TOTALS	2,343		

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%	- 2024									
				Heated Area: 1810								
					HX Base Yr 2023							



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,749
TOTAL MARKET OB/XF VALUE			8,648
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			280,397
SOH/AGL Deduction			0
ASSESSED VALUE			280,397
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			230,397
TOTAL JUST VALUE			280,397
NCON VALUE			3,450
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,904
SKETCH HAS BEEN FIXED			
5 YR PRCL CK, DEMO SFD, THE SFD THAT SITS ON PROPE			
JS PRMT CH P/U NEW SFD AND XFOBS			
LOT 46 NEW SUB #419 S/O FROM 10187-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001198	SFD-CO	0	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0841	6/21/2022	WD Q	Q	I	01	310,500
GRANTOR: D.R. HORTON, INC.						
GRANTEE: MAKKI HISHAM FATHY						
1233/0802	10/15/2021	WD Q	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
1	0210	CONCRETE D	0	100	0	0	875.00	SF	6.00	6.00	100	2022
2	0211	CONCRETE W	0	100	6	3	18.00	SF	6.00	6.00	100	2022
3	0955	PRIVACY FE	0	100	0	0	230.00	LF	15.00	15.00	100	2024

TOTAL OB/XF												
8,648												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

BUILDING NOTES												
BAS=[YR=2022;ORIG=0,0] W28 S8 D0.1L11 S50.11 E13 N5 E5 N13 E21 N41 \$												
FGR=[YR=2022;ORIG=0,41] W21 S18 E21 N18 \$												
FOP=[YR=2022;ORIG=-20,59] W1 N5 W5 S5 W1 S6 E7 N6 \$												
FOP=[YR=2022;ORIG=-28,0] W11 S8 E11 N8 \$												

BUILDING DIMENSIONS												
BAS=[YR=2022;ORIG=0,0] W28 S8 D0.1L11 S50.11 E13 N5 E5 N13 E21 N41 \$												
FGR=[YR=2022;ORIG=0,41] W21 S18 E21 N18 \$												
FOP=[YR=2022;ORIG=-20,59] W1 N5 W5 S5 W1 S6 E7 N6 \$												
FOP=[YR=2022;ORIG=-28,0] W11 S8 E11 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	DPHT FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00