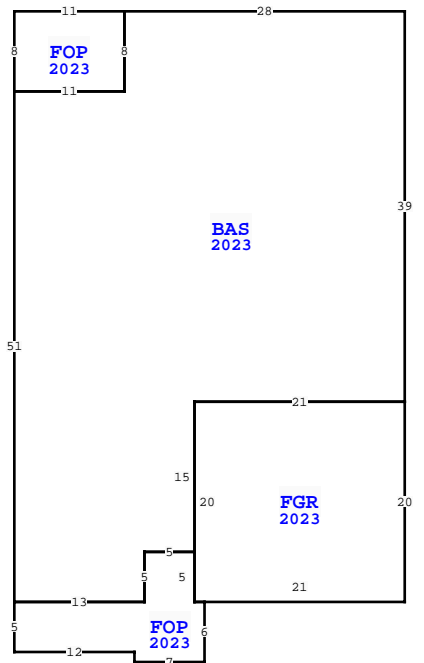




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 100			
Ceiling	08	8 FT 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	12	AVERAGE 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA 10			
NEIGHBORHOOD/LOC	435.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2023	1,768	179,717
FGR	420	50	2023	210	21,347
FOP	88	30	2023	26	2,643
FOP	127	30	2023	38	3,863
TOTALS	2,403			2,042	207,569

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	2024									
Heated Area: 1768 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	207,569		
TOTAL MARKET OB/XF VALUE	6,966		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	264,535		
SOH/AGL Deduction	0		
ASSESSED VALUE	264,535		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	264,535		
TOTAL JUST VALUE	264,535		
NCON VALUE	214,535		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	70,000		
FR PU NCON & XFOBS 11-30-2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00019	SFD-CO		
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1341/0495	12/19/2023	WD U	I 30 100
GRANTOR: D.R. HORTON, INC			
GRANTEE: DHIC - TALLAHASSEEI			
1306/0623	3/28/2023	WD Q	V 05 2,160,000
GRANTOR: SHADEVILLE OF WAKULLA			
GRANTEE: D.R. HORTON, INC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-40,-20] E11 N8 E28 S39 W21 S15 W5 S5 W13 N51 \$			
FOP=[YR=2023;ORIG=-40,-28] E11 S8 W11 N8 \$			
FGR=[YR=2023;ORIG=-22,11] E21 S20 W21 N20 \$			
FOP=[YR=2023;ORIG=-40,31] S5 E12 S1 E7 N6 W1 N5 W5 S5 W13 \$			

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	0			828.00	100	2024	2023	AV	100	4,968	
2	0211	CONCRETE W	0	0	7	4		28.00	100	2024	2023	AV	100	168	
3	0955	PRIVACY FE	0	0	0			122.00	100	2024	2023	AV	100	1,830	

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	50,000.00	50,000.00	50,000								