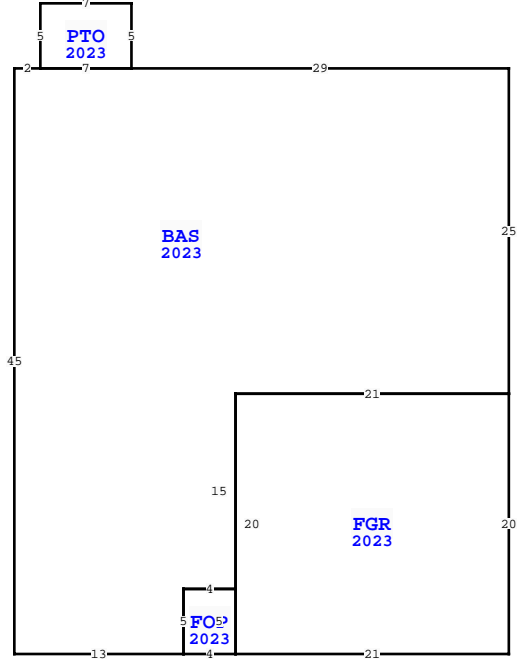




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	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
BAS	1,270	100	2023
FGR	420	50	2023
FOP	20	30	2023
PTO	35	5	2023
TOTALS	1,745		

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	103.55	154,082	2023	2023	0	0	0.00	100.00	
Heated Area: 1270 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,082
TOTAL MARKET OB/XF VALUE			6,942
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			211,024
SOH/AGL Deduction			0
ASSESSED VALUE			211,024
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			211,024
TOTAL JUST VALUE			211,024
NCON VALUE			161,024
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=40,10] E2 E7 E29 S25 W21 S15 W4 S5 W13 N45 \$			
PTO=[YR=2023;ORIG=42,5] E7 S5 W7 N5 \$			
FGR=[YR=2023;ORIG=57,35] E21 S20 W21 N20 \$			
FOP=[YR=2023;ORIG=53,50] E4 S5 W4 N5 \$			

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	45 16			720.00	100	2024	2023	AV	100	4,320	
2	0211	CONCRETE W	0	0	8 4	SF	6.00	32.00	100	2024	2023	AV	100	192	
3	0955	PRIVACY FE	0	0	0 0	LF	15.00	162.00	100	2024	2023	AV	100	2,430	

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							