

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	2024	1,768	179,717
FGR	420	50	2024	210	21,347
FOP	67	30	2024	20	2,033
FOP	88	30	2024	26	2,643
TOTALS	2,343			2,024	205,740

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		205,740	2023	2023	0	0	0.00	100.00	

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		205,740
TOTAL MARKET OB/XF VALUE		7,662
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		263,402
SOH/AGL Deduction		0
ASSESSED VALUE		263,402
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		263,402
TOTAL JUST VALUE		263,402
NCON VALUE		213,402
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00024	SFD-CO	0	07/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/0495	12/19/2023	WD	U	I	30	100

GRANTOR: D.R. HORTON, INC
 GRANTEE: DHIC - TALLAHASSEE
 1306/0623 3/28/2023 WD Q V 05 2,160,000
 GRANTOR: SHADEVILLE OF WAKULLA
 GRANTEE: D.R. HORTON, NC

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	806.00	LF	6.00	6.00	100	2024	2023	AV	100	4,836	
2	0211	CONCRETE W	0	9	36.00	SF	6.00	6.00	100	2024	2023	AV	100	216	
3	0955	PRIVACY FE	0	0	174.00	LF	15.00	15.00	100	2024	2023	AV	100	2,610	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=-100,-30] E28 S8 E11 S51 W12 W1 N5 W5 N15 W21 N39 \$												
FOP=[YR=2024;ORIG=-72,-30] E11 S8 W11 N8 \$												
FGR=[YR=2024;ORIG=-100,9] E21 S15 S5 W1 W20 N20 \$												
FOP=[YR=2024;ORIG=-79,24] E5 S5 E1 S6 W7 N6 E1 N5 \$												

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								