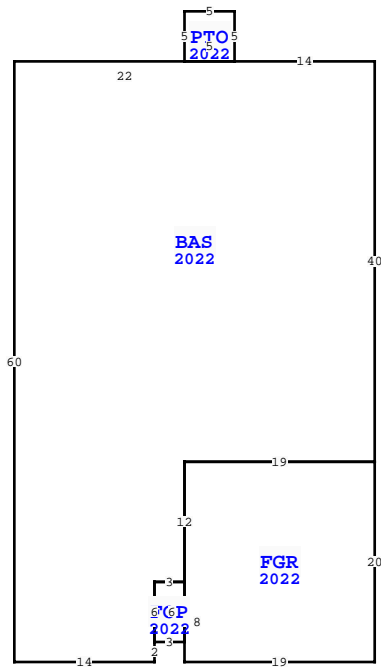


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA		10		
67.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	2022	1,756	185,631
FGR	380	50	2022	190	20,085
FOP	18	30	2022	5	529
PTO	25	5	2022	1	106
TOTALS	2,179			1,952	206,351

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%	- 2023	106.78	208,435	2022	2022	0	0	1.00	99.00	
Heated Area: 1756 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		206,351	
TOTAL MARKET OB/XF VALUE		3,819	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		250,170	
SOH/AGL Deduction		33,899	
ASSESSED VALUE		216,271	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		161,271	
TOTAL JUST VALUE		250,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,396	
PORT FROM LEON - SPANN			
THANK YOU LETTER MAILED			
PU SFD AND XFOBS			
5 YR PRCL CH, PU XFOB LN 1 & 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000538	SFD-CO	0	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0338	1/27/2022	WD Q	Q	I	01	274,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: SPANN DAWN						
1123/0266	8/30/2019	WD Q	Q	V	05	100,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SOUTHERN CONSTRUCTI						

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	0955	PRIVACY FE	0	100	0	0		73.00	LF 15.00	15.00	100	2006	2006	3	30	329
2	0955	PRIVACY FE	0	100	0	0		48.00	LF 15.00	15.00	100	2015	2015	3	83	598
3	0210	CONCRETE D	0	100	0	0		471.00	SF 6.00	6.00	100	2022	2022	3	97	2,741
4	0211	CONCRETE W	0	100	0	0		26.00	SF 6.00	6.00	100	2022	2022	3	97	151

TOTAL OB/XF												
3,819												

BUILDING NOTES						
BAS=[YR=2022] W14 PTO=[YR=2022] N5 W5 S5 E5 W22 S60 E14 N2						
FOP=[YR=2022] E3 N6 W3 S6 N6 E3 FGR=[YR=2022] S8 E19 N20 W19						
S12 N12 E19 N40\$.						

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	% 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		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							