



ELEMENT		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	06	Trey/Crown	70		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	262.00	1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2023	1,278	138,574
FOP	35	30	2023	10	1,084
PTO	16	5	2023	1	108
PTO	87	5	2023	4	434
TOTALS	1,416			1,293	140,200

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,293	108.7000	108.43	140,200	2023	2023	0	0	0.00	100.00	

1 SINGLE FAM 0% - 2024 Heated Area: 1278 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			140,200
TOTAL MARKET OB/XF VALUE			8,010
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			173,210
SOH/AGL Deduction			0
ASSESSED VALUE			173,210
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			173,210
TOTAL JUST VALUE			173,210
NCON VALUE			148,210
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			25,000
FR PU NCON & XFOBS 02-28-2023			
5 Y RCK, VCNT PRCL			
5 YR PRCL NC, N/C			
ADD CHG PER MIKE HARRISON VIA OFC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000109	SFD-CO	0	10/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0083	2/02/2023	WD Q	Q	I	01	248,000
GRANTOR: S & P CONSTRUCTION &						
GRANTEE: FIELDS OLLIE HUNTLE						
1289/0540	10/28/2022	QC U	U	I	11	100
GRANTOR: S & P INVESTMENT HOLD						
GRANTEE: S & P CONSTRUCTION						

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	1,302.00	SF	6.00	6.00	100	2024	2023	AV	100	7,812	
2	0211	CONCRETE W	0	0	11	33.00	SF	6.00	6.00	100	2024	2023	AV	100	198	

BUILDING NOTES			
BAS=[YR=2023;ORIG=-90,-20] E28 S50 W13 N1 N5 W7 N4 W8 N28 N4 N8 \$			
FOP=[YR=2023;ORIG=-82,24] E7 S5 W7 N5 \$			
PTO=[YR=2023;ORIG=-90,20] E8 S4 S5 E7 S1 W15 N10 \$			
PTO=[YR=2023;ORIG=-94,-12] E4 S4 W4 N4 \$			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-90,-20] E28 S50 W13 N1 N5 W7 N4 W8 N28 N4 N8 \$			
FOP=[YR=2023;ORIG=-82,24] E7 S5 W7 N5 \$			
PTO=[YR=2023;ORIG=-90,20] E8 S4 S5 E7 S1 W15 N10 \$			
PTO=[YR=2023;ORIG=-94,-12] E4 S4 W4 N4 \$			

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	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	0		C2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000								