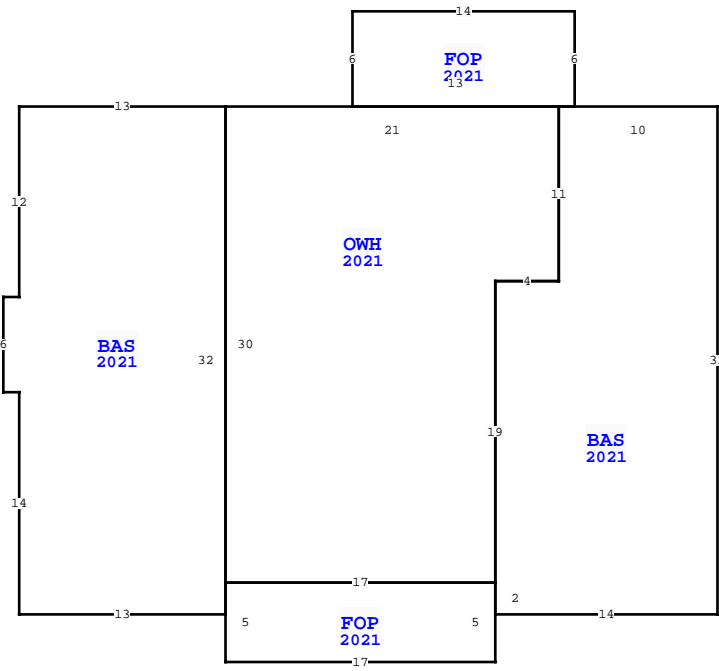


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	60	
Interior Floor	14	CARPET		40	
Ceiling	04	Cathedral/Vault		70	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	406.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	404	100	2021	404	43,590
BAS	422	100	2021	422	45,533
FOP	84	30	2021	25	2,698
FOP	85	30	2021	26	2,806
OWH	554	100	2021	554	59,775
TOTALS	1,549			1,431	154,402

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,431	115.9000	110.10	157,553	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1380 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		154,402	
TOTAL MARKET OB/XF VALUE		18,401	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		197,803	
SOH/AGL Deduction		0	
ASSESSED VALUE		197,803	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,803	
TOTAL JUST VALUE		197,803	
NCON VALUE		2,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,333	
5 YR PRCL CK, PU XFOBS			
PU NEW SFD; XFOB'S CO 5-7/2021 MMLB			
PER JB/TB CORR LAND VALUE TO 1.0 LT @ \$5000			
NEW SUBD FROM PARENT PRCL 10257-005 & -006			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001162	SFD-CO	0	12/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0079	4/28/2023	WD Q	Q	I	01	256,000
GRANTOR: RODRIGUEZ JORGE E & R						
GRANTEE: CABRERA ANDRES & ES						
1207/0707	5/07/2021	WD Q	Q	I	01	203,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RODRIGUEZ JORGE E &						

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	61	20	1,220.00	SF	6.00	6.00	100	2021	2021	3	93	6,808	
2	0211	CONCRETE W	0	0	28	4	112.00	SF	6.00	6.00	100	2021	2021	3	93	625	
3	0955	PRIVACY FE	0	0	0	0	474.00	LF	15.00	15.00	100	2021	2021	3	98	6,968	
4	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2021	2021	3	96	0	
5	0640	LEAN-TO	0	0	30	10	300.00	SF	8.00	8.00	100	2024	2023		100	2,400	
6	0640	LEAN-TO	0	0	20	10	200.00	SF	8.00	8.00	100	2024	2023		100	1,600	
TOTALS														18,401			

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	25,000.00	25,000.00	25,000							