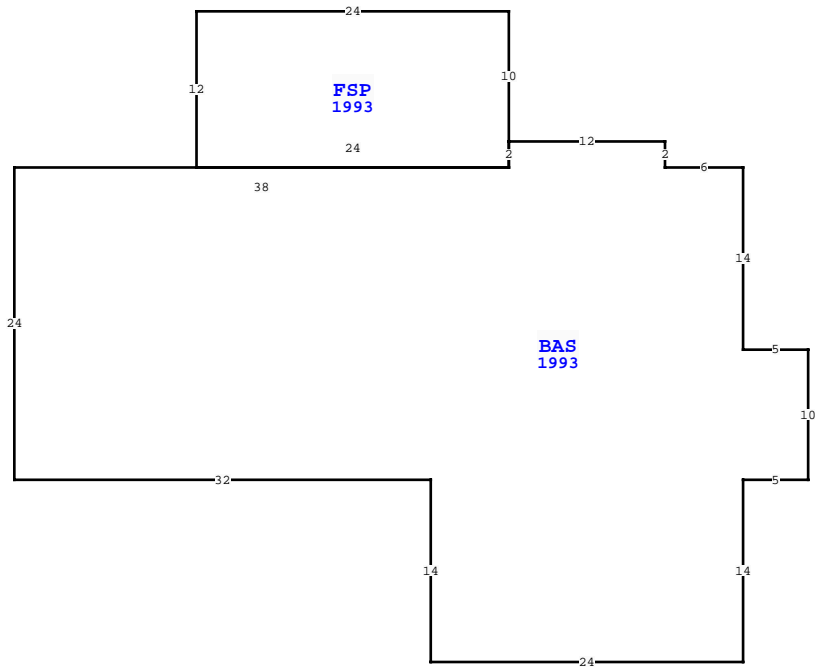




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	11	CLAY TILE 10
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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%	- 2022		201,257	1992	2010	0	0	13.00	87.00	Heated Area: 1754 HX Base Yr 2022	



BUILDING CHARACTERISTICS					
QUALITY	03 AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	1993	1,754	160,625
FSP	288	55	1993	158	14,469
TOTALS	2,042			1,912	175,094

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		232,280	
TOTAL MARKET OB/XF VALUE		804	
TOTAL LAND VALUE - MARKET		38,325	
TOTAL MARKET VALUE		271,409	
SOH/AGL Deduction		62,506	
ASSESSED VALUE		208,903	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		158,903	
TOTAL JUST VALUE		271,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,233	
5 Yr PRCL CK, N/C			
PICKED UP GUEST HOUSE AS SEPERATE BLD			
FR LEFT DOOR HANGER			
CH XFOB CODE, PU XFOB. CC 06/2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001059	SHED-CC	0	07/28/2022
22000061	COTTAGE-CO	0	01/26/2022
16001084	RE-ROOF	0	10/27/2019
16001084	MECH-CO	0	10/27/2016
16000146	RE-ROOF-CO	0	02/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1214/0257	6/02/2021	WD Q	I	01		300,000
GRANTOR: SWARTZ ALICE ANN						
GRANTEE: DUEBEL JOHN & ALICI						
0519/0182	1/05/2004	WD U	I			100
GRANTOR: SWARTZ						
GRANTEE: SWARTZ						

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	0211	CONCRETE W	0 100	100	4	400.00	SF	6.00	6.00	100	1993	1993	3	20	480	
2	0213	CONCRETE P	0 100	18	3	54.00	SF	6.00	6.00	100	1993	1993	3	100	324	
3	0055	PORTABLE C	0 100	22	20	440.00	SF	0.00	0.00	100	2022	2022	3	97	0	

TOTAL OB/XF													
804													

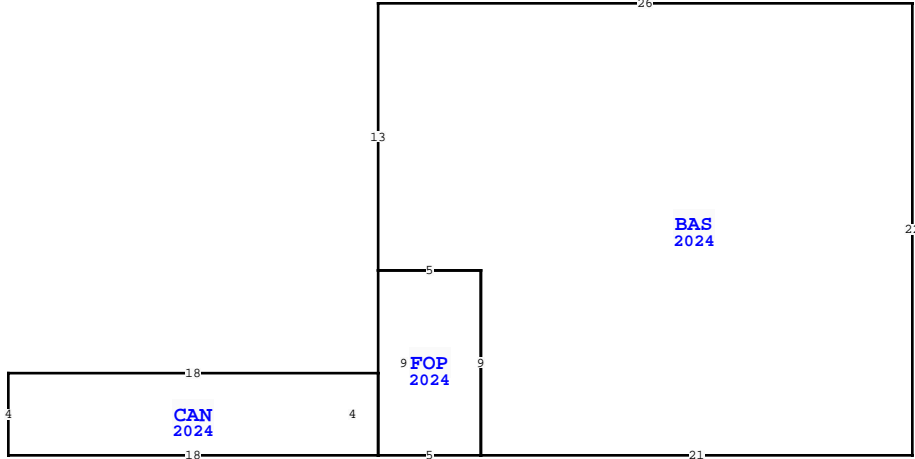
BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-44,17] W6 N2 W12 S2 W38 S24 E32 S14 E24 N14 E5 N10 W5 N14 \$													
FSP=[YR=1993;ORIG=-62,15] N10 W24 S12 E24 N2 \$													

LAND DESCRIPTION																								
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	100			0.00	0.00	5.11	AC		1.00	1.00	1.00	7,500.00	7,500.00	38,325							

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		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		1	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	527	100	2024	527	53,529
CAN	72	30	2024	22	2,234
FOP	45	30	2024	14	1,422
TOTALS	644			563	57,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	01	563	108.0000	102.60	57,764	2022	2022	0	0	1.00	99.00
2 Guest/In-Law		100% - 2023		Heated Area: 527		HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		232,280	
TOTAL MARKET OB/XF VALUE		804	
TOTAL LAND VALUE - MARKET		38,325	
TOTAL MARKET VALUE		271,409	
SOH/AGL Deduction		62,506	
ASSESSED VALUE		208,903	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		158,903	
TOTAL JUST VALUE		271,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,233	
FR PRMT CK, PU NEW TRV, CH BLD COMPS, S/O 2.90 ACRES TO 10296-007 5 YR PRCL CH, PU XFOB LN 2 SOH PORTED TO BROWARD FOR SWARTZ FOR 2016			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1214/0257	6/02/2021	WD Q	Q	I	01	300,000
GRANTOR: SWARTZ ALICE ANN						
GRANTEE: DUEBEL JOHN & ALICI						
0519/0182	1/05/2004	WD U	U	I		100
GRANTOR: SWARTZ						
GRANTEE: SWARTZ						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] E26 S22 W21 N9 W5 N13 \$	
FOP=[YR=2024;ORIG=10,23] E5 S9 W5 N9 \$	
CAN=[YR=2024;ORIG=10,32] W18 N4 E18 S4 \$	

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