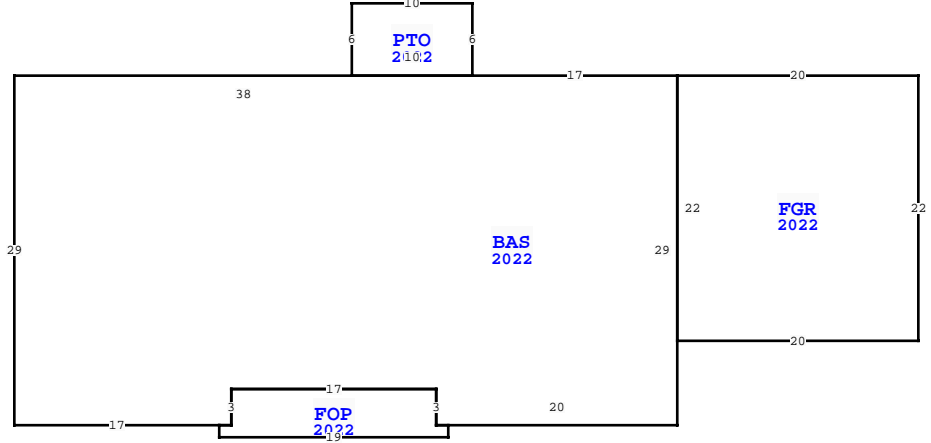


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
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		
0100	01	1,788	113.5000	134.78	240,987	2022	2022	0	0	1.00	99.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1544 HX Base Yr													



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA 10			
NEIGHBORHOOD/LOC	14.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2022	1,544	206,019
FGR	440	50	2022	220	29,355
FOP	70	30	2022	21	2,802
PTO	60	5	2022	3	400
TOTALS	2,114			1,788	238,577

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	0	1,398.00	SF	6.00	6.00	100	2022	2022	3	97	8,136	
2	0211	CONCRETE W	0	0	28	4	112.00	SF	6.00	6.00	100	2022	2022	3	97	652	

LAND DESCRIPTION														TOTAL OB/XF 8,788										
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			70.00	100.00	1.00	LT		1.00	1.00	0.75	12,000.00	9,000.00	9,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		238,577			
TOTAL MARKET OB/XF VALUE		8,788			
TOTAL LAND VALUE - MARKET		9,000			
TOTAL MARKET VALUE		256,365			
SOH/AGL Deduction		0			
ASSESSED VALUE		256,365			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		256,365			
TOTAL JUST VALUE		256,365			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		205,923			
5 YR PRCL CK, N/C					
FR PU SFD & XFOB 0210, 0211					
PER UNITY OF TITLE OR 1233 P 843					
COMB PRCL 014-10407-000					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OBN21-00031	SFD-CO	0	11/03/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1265/0515	5/16/2022	WD Q	Q	I	01	255,500
GRANTOR: NELSON LANDING CORP						
GRANTEE: TRAVIS TEMORA RUBY						
0567/0047	11/19/2004	TD U	V			1,350
GRANTOR: WAKULLA CO						
GRANTEE: NELSON LANDING CORP						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W20 BAS=[YR=2022] W17 PTO=[YR=2022] N6 W10 S6 E10\$ W38 S29 E17 FOP=[YR=2022] S1 E19 N1W1 N3 W17 S3 W1\$ E1 N3 E17 S3 E20 N29\$ S22 E20 N22\$.	