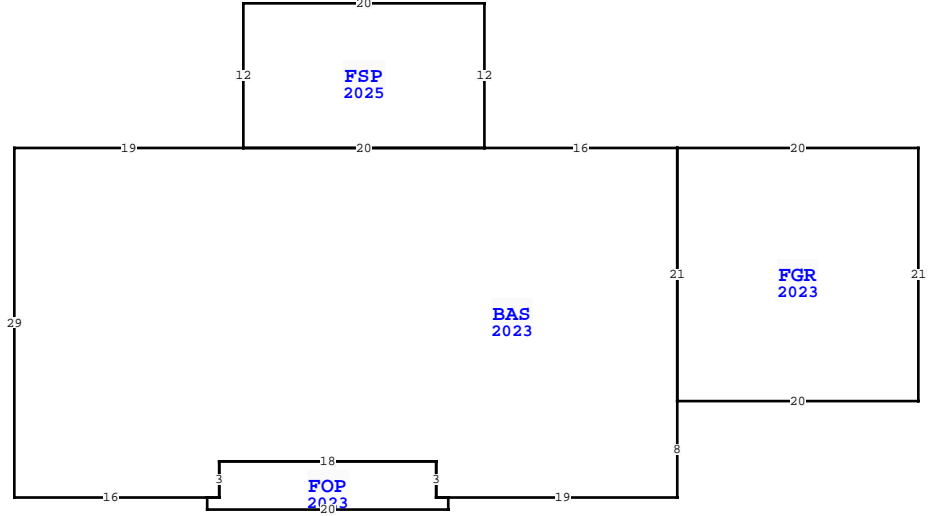




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	20	FACE BRICK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
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
BAS	1,541	100	2023
FGR	420	50	2023
FOP	74	30	2023
FSP	240	55	2025
TOTALS	2,275		

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%	- 2024								
				Heated Area: 1541							
					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			256,984
TOTAL MARKET OB/XF VALUE			9,432
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			284,416
SOH/AGL Deduction			15,831
ASSESSED VALUE			268,585
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			218,585
TOTAL JUST VALUE			284,416
NCON VALUE			266,416
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,000
5 YR PRCL CK, PU XFOB, CHG TRAV, DEMO PTO, ADD FSP			
MELOT PORT FROM 09652-000			
FR PU NCON & XFOBS 04-17-2023; LH 12/8/23			
COMB LOT 15 PRCL 10477-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001221	SFD-CO	0	01/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/0883	7/11/2023	WD	Q	I	01	285,000
GRANTOR: NELSON LANDING CORP						
GRANTEE: HORMUTH ERIC & MELT						
1290/0802	11/09/2022	QC	U	V	11	100
GRANTOR: NELSON RANDY BERNARD						
GRANTEE: NELSON LANDING CORP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	0	0	880.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	19	4	76.00	SF	6.00	6.00	100
3	0211	CONCRETE W	0	100	6	6	36.00	SF	6.00	6.00	100
4	0955	PRIVACY FE	0	0	0	0	232.00	LF	15.00	15.00	100

TOTAL OB/XF											
9,432											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	10/24/2019								
INC DATE		AG DATE	MMLC								

BUILDING NOTES						
BAS=[YR=2023;ORIG=10,10] S29 E16 E1 N3 E18 S3 E1 E19 N8 N21 W16 W20 W19 \$						
FGR=[YR=2023;ORIG=65,10] E20 S21 W20 N21 \$						
FSP=[YR=2025;ORIG=29,-2] E20 S12 W20 N12 \$						
FOP=[YR=2023;ORIG=26,39] S1 E20 N1 W1 N3 W18 S3 W1 \$						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			50.00	100.00	1.00	LT	1.00
2	000000	C	VAC RES	100			50.00	100.00	1.00	LT	0.50

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=10,10] S29 E16 E1 N3 E18 S3 E1 E19 N8 N21 W16 W20 W19 \$											
FGR=[YR=2023;ORIG=65,10] E20 S21 W20 N21 \$											
FSP=[YR=2025;ORIG=29,-2] E20 S12 W20 N12 \$											
FOP=[YR=2023;ORIG=26,39] S1 E20 N1 W1 N3 W18 S3 W1 \$											