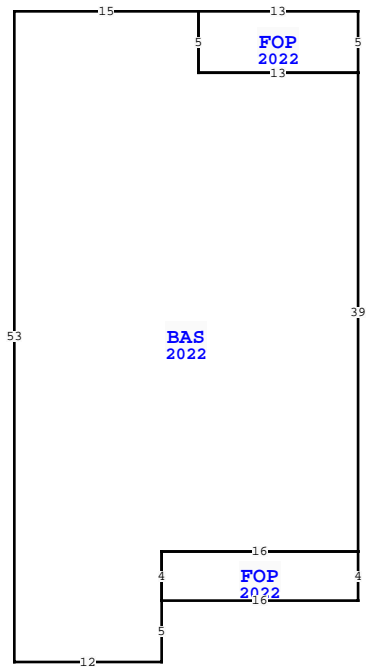




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
13.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	2022	1,275	164,130
FOP	64	30	2022	19	2,446
FOP	65	30	2022	20	2,575
TOTALS	1,404			1,314	169,150

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,314	109.5000	130.03	170,859	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1275 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		169,150		
TOTAL MARKET OB/XF VALUE		4,842		
TOTAL LAND VALUE - MARKET		15,300		
TOTAL MARKET VALUE		189,292		
SOH/AGL Deduction		31,636		
ASSESSED VALUE		157,656		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		107,656		
TOTAL JUST VALUE		189,292		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		153,064		
5 YR PRCL CK, CHG A/C, HTP - FUTURE PAPER				
FR PU SFD & XFOBS 0210,0211				
5 YR PRCL CH, N/C				
COA PER WAK TCO				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21001006	SFD-CO	0	10/19/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1257/0239	3/18/2022	WD Q	I 01	168,000
GRANTOR: ERICK BEAM CONSTRUCTI				
GRANTEE: APPEL GATE CHRISTOPH				
1212/0674	6/07/2021	QC U	V 11	100
GRANTOR: LOWE JAMES AKA JIM &				
GRANTEE: ERICK BEAM CONSTRUC				
BUILDING NOTES				
BUILDING DIMENSIONS				
FOP=[YR=2022] W13 S5 E13 BAS=[YR=2022] W13 N5 W15 S53 E12 N5				
FOP=[YR=2022] E16 N4 W16 S4\$ N4 E16 N39\$ N5\$.				

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	100	0	0		712.00	SF	6.00	100	2022	2022	3	97	4,144
2	0211	CONCRETE W	0	100	30	4		120.00	SF	6.00	100	2022	2022	3	97	698
TOTAL OB/XF													4,842			

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	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300								