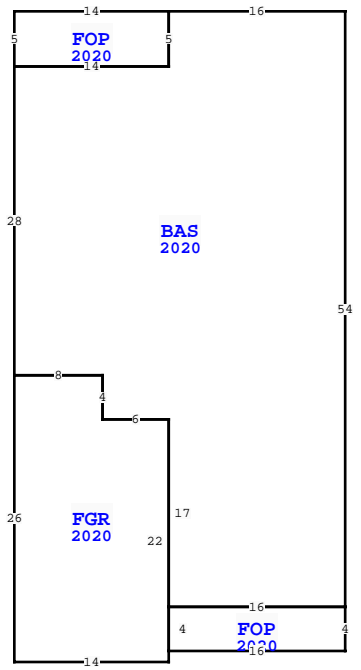


ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floop	10		LAMINATED	50	
Interior Floop	14		CARPET	50	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			3	100	
Bathrooms			2	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA	10	
NEIGHBORHOOD/LOC	13.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2020	1,280	161,445
FGR	340	50	2020	170	21,442
FOP	64	30	2020	19	2,397
FOP	70	30	2020	21	2,649
TOTALS	1,754			1,490	187,933

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		193,745	2020	2020	0	0	3.00	97.00
					Heated Area: 1280			HX Base Yr 2024			



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		187,933		
TOTAL MARKET OB/XF VALUE		6,556		
TOTAL LAND VALUE - MARKET		15,300		
TOTAL MARKET VALUE		209,789		
SOH/AGL Deduction		35,263		
ASSESSED VALUE		174,526		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		124,526		
TOTAL JUST VALUE		209,789		
NCON VALUE		3,330		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		152,828		
5 YR PRCL CK, PU XFOB				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
5 YR PRCL CH, N/C				
LT VAL CHG PER DOR STUDY				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000647	PLUMB	0	07/14/2020	
19001427	SFD-CO	0	11/05/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1310/0474	4/25/2023	WD Q	I 01	245,000
GRANTOR: MARTIN NICHOLS & TAYL				
GRANTEE: HOLMES CHARMION				
1144/0678	3/20/2020	WD Q	I 01	152,000
GRANTOR: ANGLERS CONSTRUCTION				
GRANTEE: MARTIN NICHOLS & TA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W16 FOP=[YR=2020] W14 S5 E14 N5\$ S5 W14 S28				
FGR=[YR=2020] S26 E14 N22 W6 N4 W8\$ E8 S4 E6 S17				
FOP=[YR=2020] S4 E16 N4 W16\$ E16 N54 \$.				

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	576.00	SF	6.00	6.00	100	2020	2020	3	89	3,076	
2	0211	CONCRETE W	0	100	7	28.00	SF	6.00	6.00	100	2020	2020	3	89	150	
3	0955	PRIVACY FE	0	0	0	222.00	LF	15.00	15.00	100	2024	2024		100	3,330	
TOTALS															6,556	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							