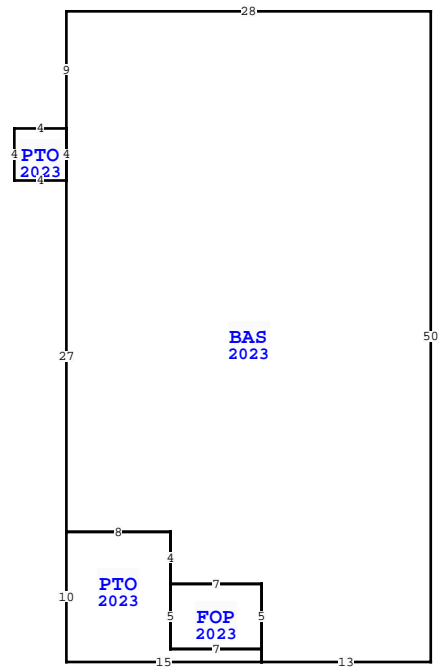


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 90			
Interior Floo	11	CLAY TILE 10			
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	13.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2023	1,278	168,159
FOP	35	30	2023	10	1,316
PTO	16	5	2023	1	132
PTO	87	5	2023	4	526
TOTALS	1,416			1,293	170,133

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,293	110.8000	131.58	170,133	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1278 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	170,133		
TOTAL MARKET OB/XF VALUE	2,520		
TOTAL LAND VALUE - MARKET	12,000		
TOTAL MARKET VALUE	184,653		
SOH/AGL Deduction	0		
ASSESSED VALUE	184,653		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	184,653		
TOTAL JUST VALUE	184,653		
NCON VALUE	172,653		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,750		
5 YR PRCL CK, PU XFOBS, CHG ELMNT FUTURE PAPER			
FR PU NCON & XFOBS 06-05-2023; LH 12/11/23			
COA PER TCO			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000118	SFD-CO	0	12/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0193	6/22/2023	WD Q	Q	I	01	215,000
GRANTOR: S&P CONSTRUCTION & DE						
GRANTEE: JUAN MATIAS STALON						
1302/0196	2/22/2023	QC U	V	11		100
GRANTOR: S & P INVESTMENT HOLD						
GRANTEE: S&P CONSTRUCTION &						

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	20	20	400.00	SF	6.00	6.00	100	2024	2023	AV	100	2,400	
2	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100	2024	2023	AV	100	120	

TOTAL OB/XF													
2,520													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=10,10] S9 S4 S27 E8 S4 E7 S5 S1 E13 N50 W28 \$													
PTO=[YR=2023;ORIG=6,19] E4 S4 W4 N4 \$													
FOP=[YR=2023;ORIG=18,54] E7 S5 W7 N5 \$													
PTO=[YR=2023;ORIG=10,50] S10 E15 N1 W7 N5 N4 W8 \$													

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	0			50.00	93.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							