

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 Floor	07		VYL PLANK	100	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms		3		100	
Bathrooms		2		100	
Story Height		0		100	
Stories	1.		1.	100	
Units		0		100	
Kitchen	GD		GOOD	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	2022	1,278	194,717
FOP	35	30	2022	10	1,524
PTO	16	5	2022	1	152
PTO	87	5	2022	4	610
TOTALS	1,416			1,293	197,003

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%	- 2023									
				Heated Area: 1278								
					HX Base Yr 2023							

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		197,003			
TOTAL MARKET OB/XF VALUE		2,398			
TOTAL LAND VALUE - MARKET		12,000			
TOTAL MARKET VALUE		211,401			
SOH/AGL Deduction		33,268			
ASSESSED VALUE		178,133			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		128,133			
TOTAL JUST VALUE		211,401			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		172,945			
5 YR PRCL CK, CHG A/C, HTP - FUTURE PAPER					
FR PU SFD & XFOB 0210,0211					
5 YR PRCL CH, N/C					
TRIM RETURNED UNABLE TO FORWARD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
PR22-000086	SFD-CO	0	07/22/2022		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1286/0228	9/27/2022	WD Q	Q I	01	209,900
GRANTOR: S & P INVESTMENTS HOL					
GRANTEE: KALMS MARVIN					
1262/0290	4/21/2022	WD Q	V	01	11,000
GRANTOR: BROWN JOSHUA E					
GRANTEE: S & P INVESTMENTS H					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2022] W28 S9 PTO=[YR=2022] W4 S4 E4 N4\$ S31					
PTO=[YR=2022] S10 E15 N1 W7 N9 W8\$ E8 S4 FOP=[YR=2022] S5 E7 N5 W7\$ E7 S6 E13 N50\$.					

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	20	20		400.00	100	2022	2022	3	97	2,328	
2	0211	CONCRETE W	0	100	4	3		12.00	100	2022	2022	3	97	70	

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	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	93.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000								