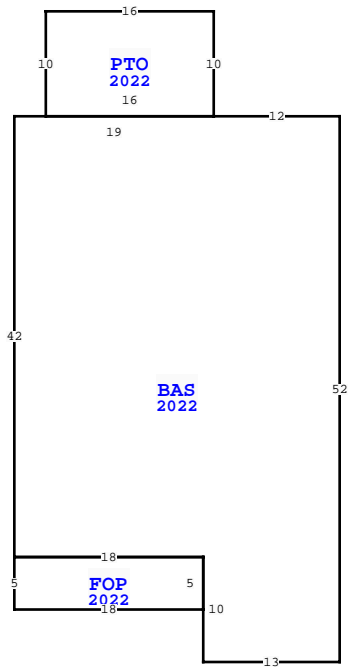




ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02		CONCR	SLAB	100	
Frame	02		WOOD	FRAME	100	
Exterior Wall	30		VINYL	100		
Roof Structur	03		GABLE/HIP	100		
Roof Cover	03		COMP SHNGL	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	07		VYL PLANK	100		
Heating Type	04		AIR DUCTED	100		
Air Condition	03		CENTRAL	100		
Bedrooms			3	100		
Bathrooms			2	100		
Story Height			0	100		
Stories	1.		1.	100		
Units			0	100		
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	1,432	100	2022	1,432	180,131	
FOP	90	30	2022	27	3,397	
PTO	160	5	2022	8	1,006	
TOTALS	1,682			1,467	184,533	

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		186,397	2022	2022	0	0	1.00	99.00	
			Heated Area: 1432				HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			184,533
TOTAL MARKET OB/XF VALUE			11,573
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			211,406
SOH/AGL Deduction			33,928
ASSESSED VALUE			177,478
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			127,478
TOTAL JUST VALUE			211,406
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,309
H5 DUE TO COA PER NCOA REPORT			
5 YR PRCL CK, N/C - FUTURE PAPER			
REMOVED H4 DUE TO NOTE DATED 3/28/24			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 3/28/24			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00001	SOLAR PANELS-CC	0	02/07/2023
22000299	SFD-CO	0	04/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0704	8/19/2022	WD	Q	I	01	217,900
GRANTOR: BROWN JOSHUA E						
GRANTEE: CALDWELL MONTY RAY						
1248/0046	1/14/2022	WD	Q	V	01	8,000
GRANTOR: BLANKEMEYER KURT R						
GRANTEE: BROWN JOSHUA E						

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	37	34			6.00	100	2022	2022	3	97	7,322	
2	0211	CONCRETE W	0	100	27	5			6.00	100	2022	2022	3	97	786	
3	0956	PRIVACY FE	0	100	0	0			19.00	100	2022	2022	3	97	3,465	
4	1450	SOLAR PANE	0	100	0	0			0.00	100	2024	2023	AV	100	0	

TOTAL OB/XF												
11,573												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2022] W12 PTO=[YR=2022] N10 W16 S10 E16\$ W19 S42												
FOP=[YR=2022] S5 E18 N5 W18\$ E18 S10 E13 N52\$.												

LAND DESCRIPTION																								
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							