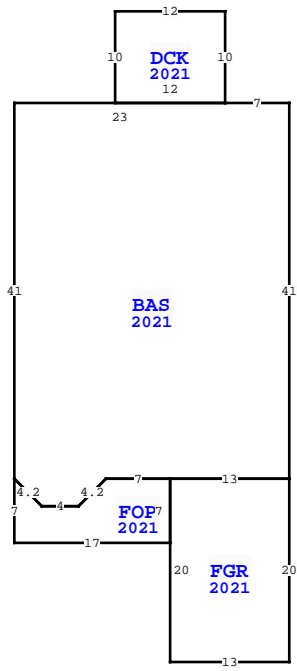




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE	HIP 100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL	PLANK 100
Heating Type	13	HEAT	PUMP 100
Air Condition	13	HEAT	PUMP 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
BAS	1,251	100	2021
DCK	120	10	2021
FGR	260	50	2021
FOP	98	30	2021
TOTALS	1,729		

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: 1251					HX	Base Yr 2023



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		226,384	
TOTAL MARKET OB/XF VALUE		11,871	
TOTAL LAND VALUE - MARKET		45,900	
TOTAL MARKET VALUE		284,155	
SOH/AGL Deduction		89,260	
ASSESSED VALUE		194,895	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		144,895	
TOTAL JUST VALUE		284,155	
NCON VALUE		2,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,694	
OWNER CONFIRMED THAT BOAT DOCK AND WALKWAY ARE STI			
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, PU XFOB.			
PU SFD, XFOB, POWER 11/12/21 C/O12/21/21			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000046	SFD	0	06/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/0096	12/23/2021	WD	Q	I	01	209,000
GRANTOR: WILDE NICHOLAS T						
GRANTEE: SODERHOLM NICHOLAS						
1072/0184	5/04/2018	WD	Q	V	05	25,000
GRANTOR: LOTT MIKE L AKA MICHA						
GRANTEE: WILDE NICHOLAS T						

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	760.00	SF	6.00	6.00	100	2021	2021	3	93	4,241	
2	0211	CONCRETE W	0	100	18	4	72.00	SF	6.00	6.00	100	2021	2021	3	93	402	
3	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2021	2021	3	93	50	
4	0375	WOOD WALK	0	100	39	3	117.00	SF	15.00	15.00	100	2021	2021	3	93	1,632	
6	0350	BOATDOCK A	0	100	10	12	120.00	SF	26.40	26.40	100	2021	2021	GD	93	2,946	
7	0080	4' CHAINLI	0	0	0	0	200.00	LF	13.00	13.00	100	2024	2023		100	2,600	
TOTALS															11,871		

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					1.00	LT		1.00	1.00	3.00	15,300.00	45,900.00	45,900							