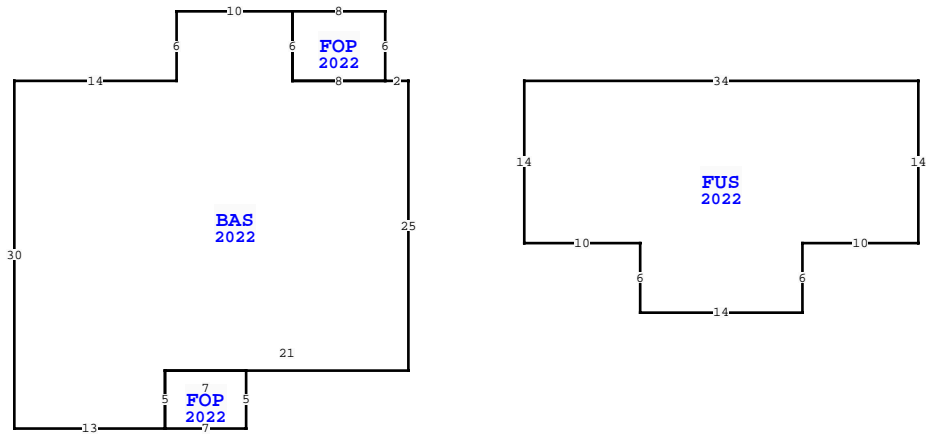


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	07	VYL PLANK 50			
Interior Floor	14	CARPET 50			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Story Height		0 100			
Stories	2.	2. 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	975	100	2022	975	126,661
FOP	35	30	2022	10	1,299
FOP	48	30	2022	14	1,819
FUS	560	100	2022	560	72,748
TOTALS	1,618			1,559	202,526

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,559	110.5000	131.22	204,572	2022	2022	0	0	1.00	99.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1535 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,526	
TOTAL MARKET OB/XF VALUE		5,251	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		223,077	
SOH/AGL Deduction		0	
ASSESSED VALUE		223,077	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		173,077	
TOTAL JUST VALUE		223,077	
NCON VALUE		2,760	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,441	
5 YR PRCL CK, PU XFOB			
FR PU SFD & XFOBS 0210,0211			
5 YR PRCL CHK, N/C			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000538	SFD-CO	0	06/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1297/0345	1/13/2023	WD Q	Q	I	01	230,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: ANDERSON CRAIG & KR						
1256/0289	3/14/2022	WD Q	Q	V	01	14,000
GRANTOR: GOMEZ FREDDY						
GRANTEE: GOLDEN CONSTRUCTGIO						

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	SF	6.00	6.00	100	2022	2022	3	97	2,328	
2	0211	CONCRETE W	0 100	7	4	28.00	SF	6.00	6.00	100	2022	2022	3	97	163	
3	0955	PRIVACY FE	0 100	0	0	184.00	LF	15.00	15.00	100	2024	2023		100	2,760	
TOTALS														5,251		

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							