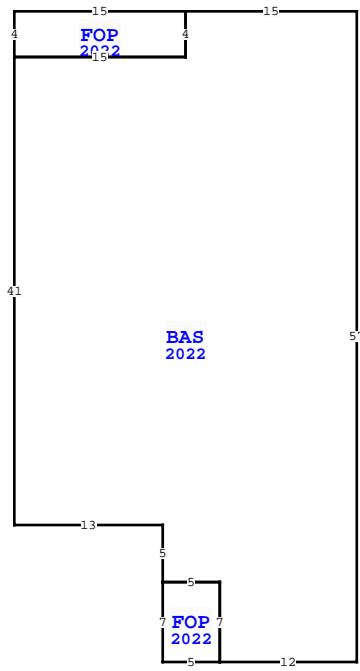




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
13.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	2022	1,459	186,098
FOP	35	30	2022	10	1,275
FOP	60	30	2022	18	2,296
TOTALS	1,554			1,487	189,669

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,487	108.5000	128.84	191,585	2022	2022	0	0	1.00	99.00			
1 SINGLE FAM 0% - 2023 Heated Area: 1459 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		189,669	
TOTAL MARKET OB/XF VALUE		6,242	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		211,211	
SOH/AGL Deduction		23,141	
ASSESSED VALUE		188,070	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,070	
TOTAL JUST VALUE		211,211	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		170,973	
COA PER NCOA REPORT			
5 YR PRCL CK, N/C			
FR P/U SFD, XFOB, POWER 1/12/2022			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000093	SFD-CO	0	09/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0696	2/25/2022	WD	Q	I	01	209,000
GRANTOR: MAVERICK727 LLC						
GRANTEE: DIXON DAYNA M						
1229/0510	9/22/2021	CD	U	V	11	100
GRANTOR: SMITH PAUL M						
GRANTEE: MAVERICK727 LLC						

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	0	0	606.00	SF	6.00	6.00	100	2022	2022	3	97	3,527	
2	0211	CONCRETE W	0	0	5	5	25.00	SF	6.00	6.00	100	2022	2022	3	97	146	
3	0955	PRIVACY FE	0	0	0	0	173.00	LF	15.00	15.00	100	2022	2022	3	99	2,569	
TOTALS															6,242		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
06/03/2021	MMMK	03/09/2019	JB

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W15 S4 E15 N4\$ S4 W15 S41 E13 S5 FOP=[YR=2022] S7 E5 N7 W5\$ E5 S7 E12 N57\$.														

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	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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							