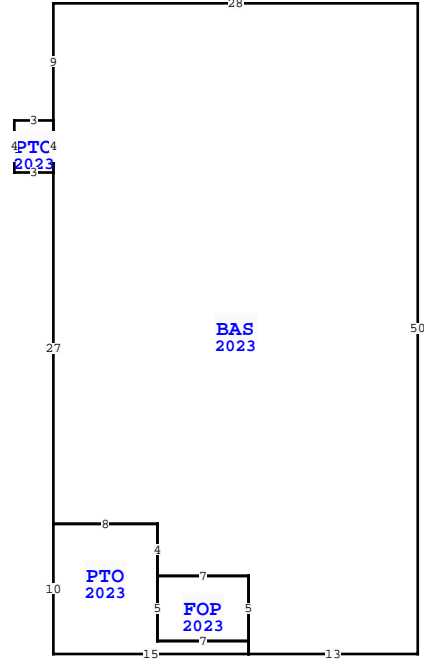


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	90		
Interior Floo	11	CLAY TILE	10		
Ceiling	08	8 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	12	AVERAGE	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	2023	1,278	168,159
FOP	35	30	2023	10	1,316
PTO	12	5	2023	1	132
PTO	87	5	2023	4	526
TOTALS	1,412			1,293	170,133

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%	- 2024		170,133	2023	2023	0	0	0.00	100.00
				Heated Area: 1278			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				170,133
TOTAL MARKET OB/XF VALUE				3,882
TOTAL LAND VALUE - MARKET				15,300
TOTAL MARKET VALUE				189,315
SOH/AGL Deduction				0
ASSESSED VALUE				189,315
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				139,315
TOTAL JUST VALUE				189,315
NCON VALUE				174,015
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				12,750
FR - PU NCON & XFOBS. 12-27-23 LA				
PROPERTY SOLD IN AUG 2022 BY TAX DEED				
2022 TRIM RETURNED - UTF				
2021 TRIM RTND UTF				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
PR23-000061	SFD-CO	0	07/26/2023	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/0389	11/28/2023	WD Q	Q	I	01	223,000
GRANTOR: S & P CONSTRUCTION &						
GRANTEE: MCDOWELL TANICHA SH						
1279/0008	8/17/2022	TD U	V	11		5,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: S & P CONSTRUCTION						

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	638.00	SF	6.00	6.00	100	2024	2023	AV	100	3,828	
2	0211	CONCRETE W	0	100	3	9.00	SF	6.00	6.00	100	2024	2023	AV	100	54	

BUILDING NOTES				
BLD DATE 06/07/2021 MMMK LGL DATE 03/09/2019 JB				
XF DATE INC DATE				

BUILDING DIMENSIONS				
BAS=[YR=2023;ORIG=10,10] S9 S4 S27 E8 S4 E7 S5 S1 E13 N50 W28 \$				
PTO=[YR=2023;ORIG=7,19] E3 S4 W3 N4 \$				
PTO=[YR=2023;ORIG=10,50] E8 S4 S5 E7 S1 W15 N10 \$				
FOP=[YR=2023;ORIG=18,54] E7 S5 W7 N5 \$				

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	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							