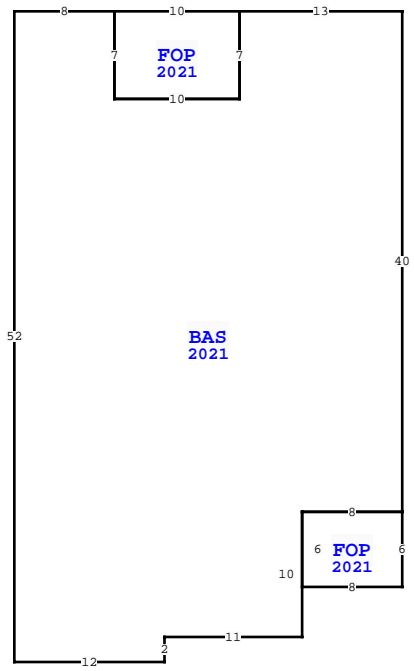




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 60		
14	CARPET 40		
04	AIR DUCTED 100		
03	CENTRAL 100		
	4 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
08	FAIR		
0100	SINGLE FAMILY		
3	MKT AREA	10	
13.00		1.25/	
BAS	1,424	100	2021
FOP	48	30	2021
FOP	70	30	2021
TOTALS	1,542		1,459

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%	- 2022									Heated Area: 1424	HX Base Yr 2022



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,874
TOTAL MARKET OB/XF VALUE			6,817
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			188,991
SOH/AGL Deduction			38,742
ASSESSED VALUE			150,249
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			100,249
TOTAL JUST VALUE			188,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,641
5 YR PRCL CK, N/C			
5 YR PRCL CHK, N/C			
PU NEW SFD; XFOB'S CO 8/13/2021 MMLB			
2018 TRIM RET'D. COA PER SUNBIZ.ORG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000206	SFD-CO	0	03/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/0233	8/13/2021	WD Q	Q	I	01	178,500
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: HUNTER GARI						
1159/0009	7/07/2020	WD Q	Q	V	05	50,000
GRANTOR: TIDEWATER INVESTMENTS						
GRANTEE: GOLDEN 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	38	20	760.00	SF	6.00	6.00	100	2021	2021	3	93	4,241	
2	0211	CONCRETE W	0 100	12	4	48.00	SF	6.00	6.00	100	2021	2021	3	93	268	
3	0955	PRIVACY FE	0 100	0	0	157.00	LF	15.00	15.00	100	2021	2021	3	98	2,308	

TOTAL OB/XF										6,817						
BLD DATE	05/27/2021	MMMK	LGL DATE	03/09/2019	JB	XF DATE	05/27/2021	MMMK	LAND DATE	AG DATE						

BUILDING NOTES									
BAS=[YR=2021] W13 S7 W10 FOP=[YR=2021] E10 N7 W10 S7\$ N7 W8 S52 E12 N2 E11 N10 E8 FOP=[YR=2021] W8 S6 E8 N6 \$ N40\$.									

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	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							