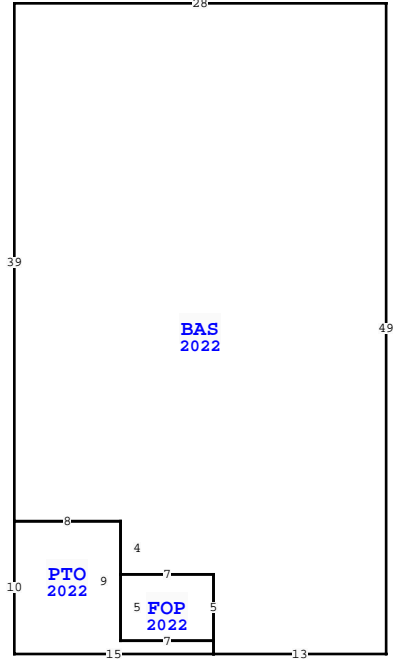


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,250	100
FOP	35	30
PTO	87	5
TOTALS	1,372	

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		162,108	2022	2022	0	0	1.00	99.00	Heated Area: 1250			HX Base Yr 2023



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,487
TOTAL MARKET OB/XF VALUE			7,610
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			183,397
SOH/AGL Deduction			29,906
ASSESSED VALUE			153,491
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			103,491
TOTAL JUST VALUE			183,397
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,020
5 YR PRCL CK, N/C COULD NOT GET PIC OF BACK			
JS PU NEW SFD XFOB X5			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000092	SFD-CO	0	07/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0296	11/29/2022	WD Q	Q	I	01	224,285
GRANTOR: S & P CONSTRUCTION & D						
GRANTEE: AZARFAR BABAK & KAM						
1270/0026	6/13/2022	WD Q	Q	V	01	20,000
GRANTOR: ALLISON JAMES TODD						
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	37	20	740.00	SF	6.00	6.00	100	2022	2022	3	97	4,307	
2	0211	CONCRETE W	0 100	4	3	12.00	SF	6.00	6.00	100	2022	2022	3	97	70	
3	0955	PRIVACY FE	0 100	0	0	213.00	LF	15.00	15.00	100	2022	2022	3	99	3,163	
4	0211	CONCRETE W	0 100	4	3	12.00	SF	6.00	6.00	100	2022	2022	3	97	70	
5	0625	PORT WD UT	0 100	8	6	48.00	SF	0.00	0.00	100	2022	2022	3	97	0	
TOTALS															7,610	

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							