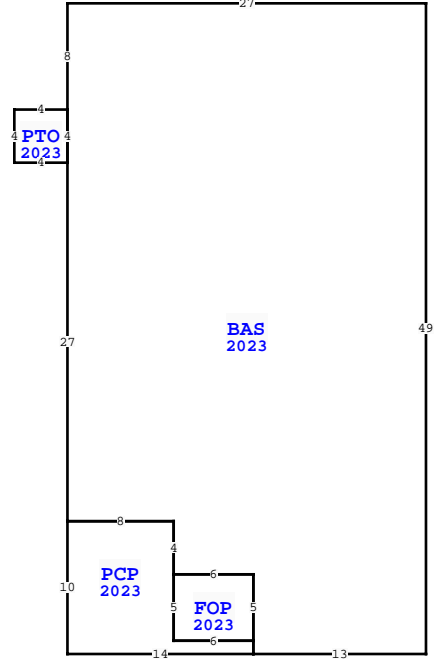




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 100				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
	0 100				
12	AVERAGE 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	1,207	100	2023	1,207	155,232
FOP	30	30	2023	9	1,157
PCP	86	10	2023	9	1,157
PTO	16	5	2023	1	129
TOTALS	1,339			1,226	157,676

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,226	108.3000	128.61	157,676	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1207 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		157,676	
TOTAL MARKET OB/XF VALUE		4,536	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		177,512	
SOH/AGL Deduction		0	
ASSESSED VALUE		177,512	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		177,512	
TOTAL JUST VALUE		177,512	
NCON VALUE		162,212	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,750	
5 YR PRCL CK, PU XFOB, CHG TRAV CHG PCP TO PTO. FU			
PU BY PRMT NO INSP LW			
FR PU NCON & XFOBS 08-25-2023. LA 12/23			
MOVED ADDRESS UP TO LINE 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00004	SOLAR PANEL SYSTE		04/29/2024
23000026	SFD-CO	0	04/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0147	7/28/2023	WD Q	Q	I	01	225,900
GRANTOR: S&P CONSTRUCTION & DE						
GRANTEE: AMEGLIO GIAN CARLO						
1284/0476	9/21/2022	TD U	V	18		14,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: S&P CONSTRUCTION AN						

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	0211	CONCRETE W	0	0	37	20	740.00	SF	6.00	6.00	100	2024	2023	AV	100	4,440	
2	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2024	2023	AV	100	96	
4	1450	SOLAR PANE	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	0	

TOTAL OB/XF													
4,536													

BUILDING NOTES													
BAS=[YR=2023;ORIG=-30,0] E27 S49 W13 N1 N5 W6 N4 W8 N27 N4 N8 \$													
PTO=[YR=2023;ORIG=-30,8] W4 S4 E4 N4 \$													
PCP=[YR=2023;ORIG=-30,39] S10 E14 N1 W6 N5 N4 W8 \$													
FOP=[YR=2023;ORIG=-22,43] E6 S5 W6 N5 \$													

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

BUILDING DIMENSIONS													
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