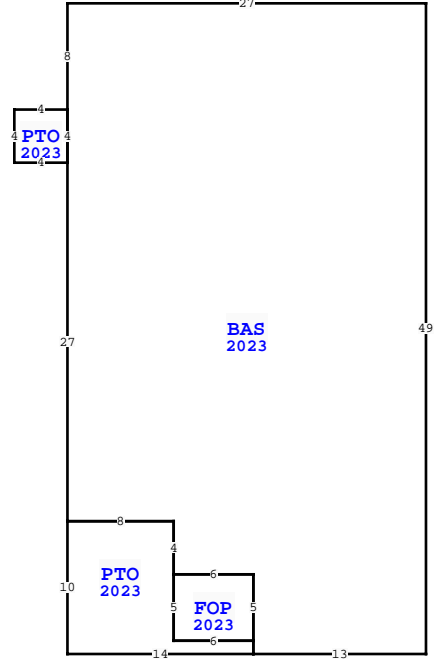


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
	0 100				
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	156,657
FOP	30	30	2023	9	1,168
PTO	16	5	2023	1	130
PTO	86	5	2023	4	519
TOTALS	1,339			1,221	158,474

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								
				Heated Area: 1207							
					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		158,474	
TOTAL MARKET OB/XF VALUE		5,886	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		179,660	
SOH/AGL Deduction		0	
ASSESSED VALUE		179,660	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		129,660	
TOTAL JUST VALUE		179,660	
NCON VALUE		164,360	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,750	
5 YR PRCL CK, N/C, COULD NOT GET PIC OF BACK			
FR NCON & XFOB 08-25-2023			
5 YR PRCL CH, N/C			
19 TRIM RETURNED UTF - MARKED DECEASED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000025	SFD-CO	0	04/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0692	7/26/2023	WD Q	Q	I	01	225,900
GRANTOR: S & P CONSTRUCTION &						
GRANTEE: CREWS NATHAN						
1279/0105	8/17/2022	TD U	V	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	37	20			740.00	100	2024	2023	AV	100	4,440	
2	0211	CONCRETE W	0	100	4	4			16.00	100	2024	2023	AV	100	96	
3	0955	PRIVACY FE	0	100	0	0			90.00	100	2024	2023	AV	100	1,350	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
03/09/2019 JB			

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=20,10] E27 S49 W13 N1 N5 W6 N4 W8 N27 N4 N8 \$	
PTO=[YR=2023;ORIG=16,18] E4 S4 W4 N4 \$	
POP=[YR=2023;ORIG=28,53] E6 S5 W6 N5 \$	
PTO=[YR=2023;ORIG=20,49] E8 S4 S5 E6 S1 W14 N10 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 5,886																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							