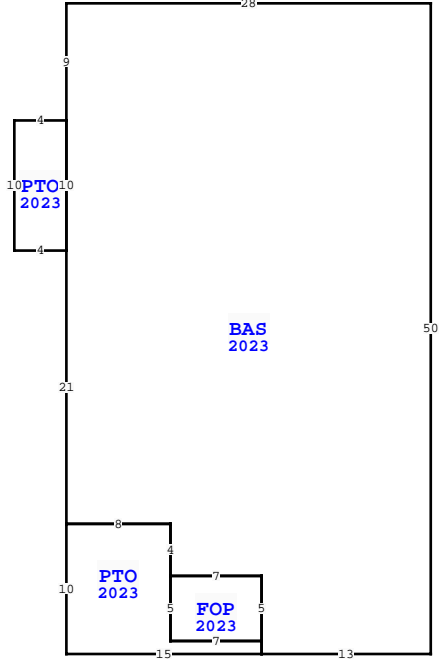




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	90		
Interior Floo	11	CLAY TILE	10		
Ceiling	08	8 FT	100		
Heating Type	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	40	5	2023	2	263
PTO	87	5	2023	4	526
TOTALS	1,440			1,294	170,265

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		170,265	2023	2023	0	0	0.00	100.00	
Heated Area: 1278 HX Base Yr 2024												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		170,265	
TOTAL MARKET OB/XF VALUE		6,864	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		192,429	
SOH/AGL Deduction		0	
ASSESSED VALUE		192,429	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		142,429	
TOTAL JUST VALUE		192,429	
NCON VALUE		177,129	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,750	
FR - PU NCON & XFOBS. 12/27/2023			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
ADD CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000059	SFD-CO	0	07/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0356	11/28/2023	WD Q	Q	I	01	220,000
GRANTOR: S&P CONSTRUCTION & DE						
GRANTEE: MCKEONE BRYAN						
1306/0093	3/28/2023	WD Q	V	01		18,000
GRANTOR: DAVIS ERIC						
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	38 20	760.00	SF	6.00	6.00	100	2024	2023	AV	100	4,560	
2	0211	CONCRETE W	0 100	3 3	9.00	SF	6.00	6.00	100	2024	2023	AV	100	54	
3	0955	PRIVACY FE	0 100	150 0	150.00	LF	15.00	15.00	100	2024	2023	AV	100	2,250	
4	0635	PORT MTL U	0 100	10 12	120.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

TOTAL OB/XF												
6,864												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=10,10] E28 S50 W13 N1 N5 W7 N4 W8 N21 N10 N9 \$												
PTO=[YR=2023;ORIG=6,19] E4 S10 W4 N10 \$												
PTO=[YR=2023;ORIG=10,50] S10 E15 N1 W7 N5 N4 W8 \$												
FOP=[YR=2023;ORIG=18,54] E7 S5 W7 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	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							