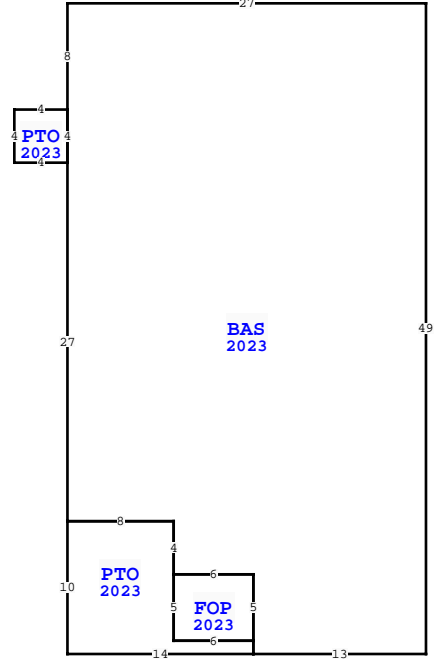


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	07		VYL PLANK	100	
Ceiling	08		8 FT	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	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	1,207	100	2023	1,207	156,234
FOP	30	30	2023	9	1,165
PTO	16	5	2023	1	129
PTO	86	5	2023	4	518
TOTALS	1,339			1,221	158,046

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
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		158,046	
TOTAL MARKET OB/XF VALUE		6,912	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		180,258	
SOH/AGL Deduction		0	
ASSESSED VALUE		180,258	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,258	
TOTAL JUST VALUE		180,258	
NCON VALUE		164,958	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,750	
5 YR PRCL CK, PU XFOB			
FR NCON & XFOB 01-19-2023			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000090	SFD-CO	0	07/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0017	3/09/2023	WD	Q	I	01	217,900
GRANTOR: S & P CONSTRUCTION &						
GRANTEE: BROWN KEYONA SHANTE						
1278/0454	8/08/2022	QC	U	I	11	100
GRANTOR: S & P INVESTMENT HOLD						
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	0	37	20	740.00	SF	6.00	6.00	100	2024	2023	AV	100	4,440	
2	0211	CONCRETE W	0	0	4	3	12.00	SF	6.00	6.00	100	2024	2023	AV	100	72	
3	0955	PRIVACY FE	0	0	0	0	160.00	LF	15.00	15.00	100	2024	2023		100	2,400	

BUILDING NOTES			

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 6,912																								
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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							