

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	1,340	100
FOP	84	30
FOP	84	30
TOTALS	1,508	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,390	108.0000	128.25	178,268	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1340 HX Base Yr 2023												

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
1	0210	CONCRETE D	0	100	0	534.00	SF	6.00	6.00	100	2022	2022
2	0211	CONCRETE W	0	100	10	50.00	SF	6.00	6.00	100	2022	2022
3	0955	PRIVACY FE	0	0	208	208.00	LF	15.00	15.00	100	2024	2023
TOTALS 6,519												

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
1	000100	C	SFR	100			50.00	100.00	1.00	LT		1.00

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			176,485
TOTAL MARKET OB/XF VALUE			6,519
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			198,304
SOH/AGL Deduction			0
ASSESSED VALUE			198,304
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			148,304
TOTAL JUST VALUE			198,304
NCON VALUE			3,120
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,054
5 YR PRCL CK, PU XFOB, DEMO ELMNT. COULD NOT GET P			
FR P/U SFD, XFOBS, POWER 7/25/2022			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000319	SFD-CO	0	04/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0337	12/20/2022	WD Q	Q	I	01	231,900
GRANTOR: LIU SHAOYU						
GRANTEE: MELLA ANGIE BEATRIZ						
1241/0188	12/03/2021	WD Q	Q	V	01	19,000
GRANTOR: CHODYLA BENARD & KATA						
GRANTEE: LIU SHAOYU						

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2022] W14 S6 E14 BAS=[YR=2022] W14 N6 W15 S12 W4 S7 E4 S33 E15 N2 FOP=[YR=2022] E14 N6 W14 S6\$ N6 E14 N38\$ N6\$.												