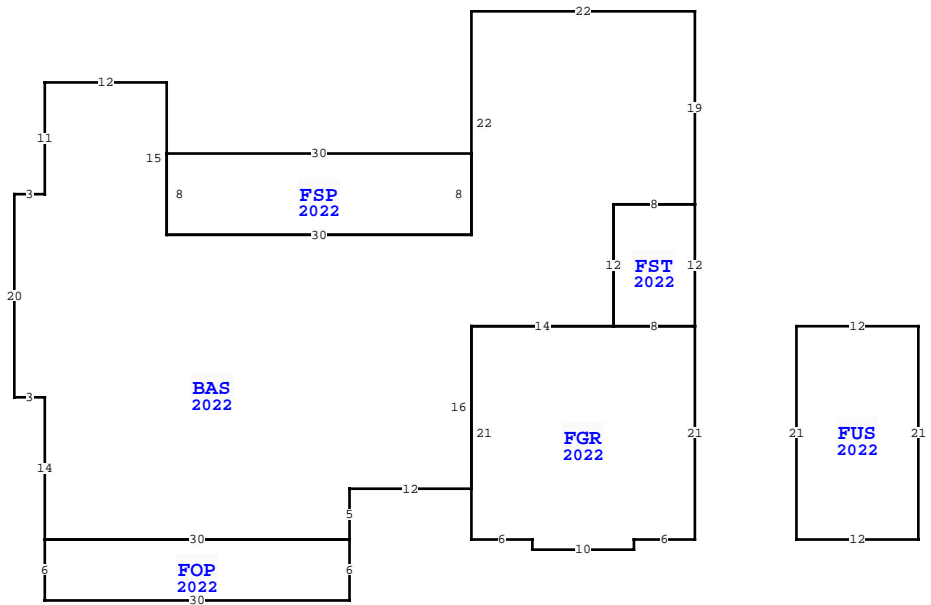




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,753	113.1000	107.44	295,782	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2278 HX Base Yr 2023												



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 08			
NEIGHBORHOOD/LOC	137.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2022	2,026	213,320
FGR	472	50	2022	236	24,849
FOP	180	30	2022	54	5,686
FSP	240	55	2022	132	13,898
FST	96	55	2022	53	5,580
FUS	252	100	2022	252	26,534
TOTALS	3,266			2,753	289,866

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	289,866		
TOTAL MARKET OB/XF VALUE	10,552		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	355,418		
SOH/AGL Deduction	0		
ASSESSED VALUE	355,418		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	305,418		
TOTAL JUST VALUE	355,418		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	353,844		
PRMT CK, PU BLD 2.			
SALES CH, PRMT CH P/U SFD & XFOB			
ADDRESS ADDED PER PERMIT			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001164	SFD GUEST COTTAGE		11/07/2023
20000181	SFD-CO	0	09/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0241	2/11/2022	WD Q	Q	I	01	420,000
GRANTOR: ASH SHANNAN ADAMS & S						
GRANTEE: MASON MARTHA						
1207/0727	5/07/2021	WD Q	Q	V	01	385,000
GRANTOR: DORADO DESIGN AND CON						
GRANTEE: ASH SHANNAN ADAMS						

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	0	1,651.00	SF	6.00	6.00	100	2021	2021	3	93	9,213	
2	0211	CONCRETE W	0	100	60	240.00	SF	6.00	6.00	100	2021	2021	3	93	1,339	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W22 S22 W30 FSP=[YR=2022] E30 N8 W30 S8\$ N15 W12 S11 W3 S20 E3 S14 E30 FOP=[YR=2022] W30 S6 E30 N6\$ N5 E12 N16 E14 FGR=[YR=2022] W14 S21 E6 S1 E10 N1 E6 N21 PTR=E10 FUS=[YR=2022] S21 E12 N21 W12\$ W10\$ W8\$ FST=[YR=2022] E8 N12 W8 S12\$ N12 E8 N19\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								