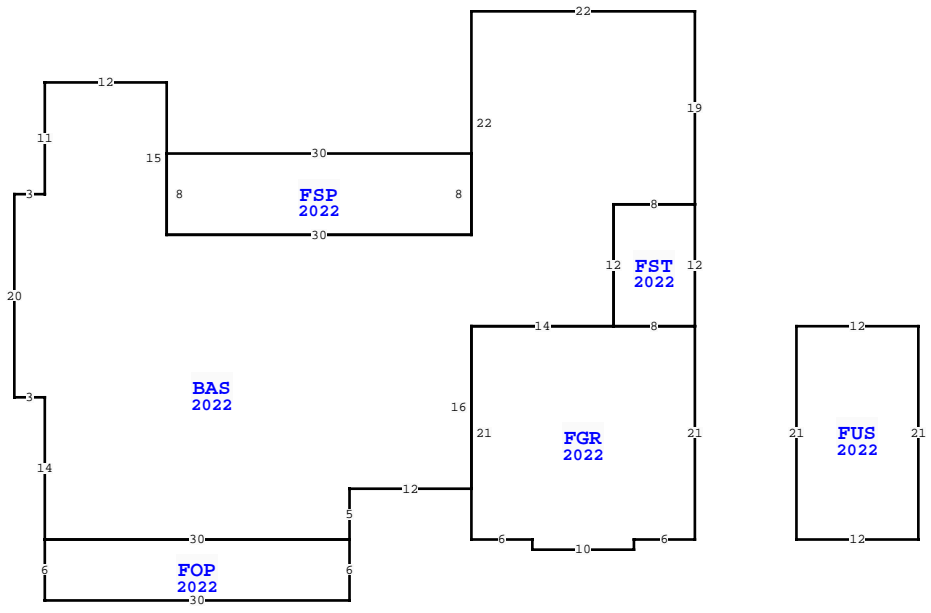




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	11		AVERAGE	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	12		HARDWOOD	70	
Interior Floor	14		CARPET	30	
Heating Type	04		AIR DUCTED	100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

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		295,782	2021	2021	0	0	2.00	98.00
Heated Area: 2278 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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 / V / I	RSN CD	SALE PRICE	
1251/0241	2/11/2022	WD Q	I	01	420,000	
GRANTOR: ASH SHANNAN ADAMS & S						
GRANTEE: MASON MARTHA						
1207/0727	5/07/2021	WD 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	

BLD DATE		03/28/2022	JSJS	LGL DATE	03/28/2022	JSJS
XF DATE		03/28/2022	JSJS	LAND DATE		03/28/2022 JSJS
INC DATE				AG DATE		

BUILDING NOTES	
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							