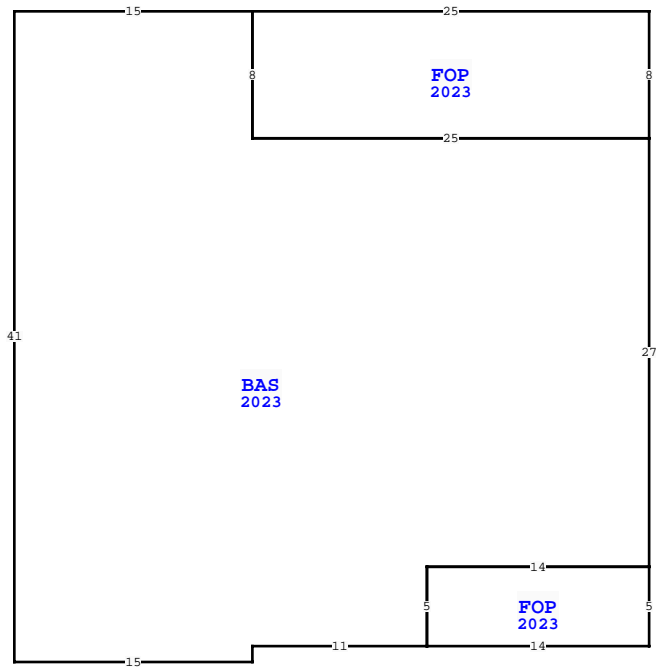


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
11	AVERAGE 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 90		
11	CLAY TILE 10		
09	9 FT 100		
04	Cathedral/Vault 50		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
1.1	1.100		
12	AVERAGE 100		
03	AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA	08	
195.00	MKT AREA	1.26/	
BAS	1,345	100	2023
FOP	70	30	2023
FOP	200	30	2023
TOTALS	1,615		

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								
Heated Area: 1345						HX Base Yr 2024					
											
NEIGHBORHOOD/LOC			195.00	1.26/							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,345	100	2023	1,345	187,722						
FOP	70	30	2023	21	2,931						
FOP	200	30	2023	60	8,374						
TOTALS	1,615			1,426	199,027						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,027	
TOTAL MARKET OB/XF VALUE		5,304	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		229,331	
SOH/AGL Deduction		0	
ASSESSED VALUE		229,331	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		179,331	
TOTAL JUST VALUE		229,331	
NCON VALUE		204,331	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		25,000	
FR NCON & XFOB 04-18-2023			
5YR PRCL CK NC			
COA PER WAK TCO			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001121	SFD-CO	0	11/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1308/0665	4/12/2023	WD Q	Q	I	01	300,000
GRANTOR: PICHARD CONSTRUCTION						
GRANTEE: CLAYTON TRAVIS						
1284/0403	9/21/2022	WD Q	V	01		34,000
GRANTOR: FLOURNOY SUSAN						
GRANTEE: PICHARD CONSTRUCTIO						

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	0			820.00	100	2024	2023	AV	100	4,920	
2	0211	CONCRETE W	0	100	16	4			64.00	100	2024	2023	AV	100	384	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/19/2017	MMSR

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2023;ORIG=0,0] E15 S8 E25 S27 W14 S5 W11 S1 W15 N41 \$																			
FOP=[YR=2023;ORIG=15,0] E25 S8 W25 N8 \$																			
FOP=[YR=2023;ORIG=26,35] E14 S5 W14 N5 \$																			

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	000140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							