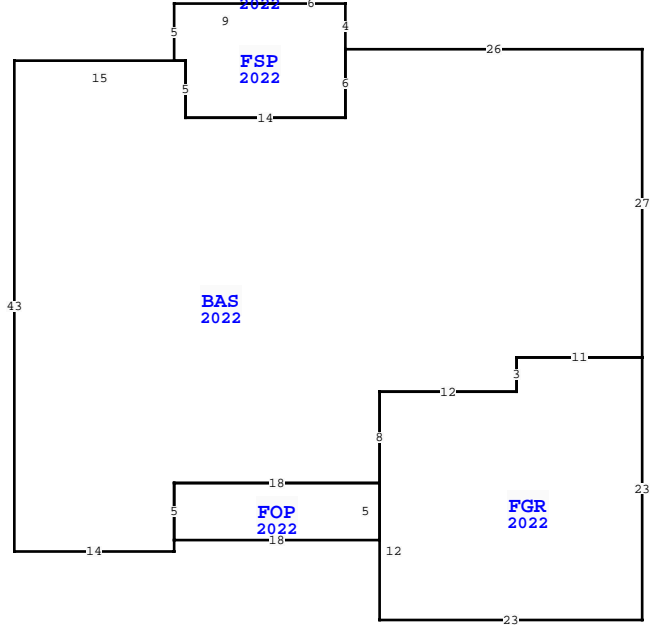




ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	05	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	14	CARPET 30	
Ceiling	09	9 FT 100	
Heating Type	04	AIR DUCTED 100	
Air Condition	03	CENTRAL 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	5	MKT AREA	08
NEIGHBORHOOD/LOC	411.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,858	100	2022
FGR	493	50	2022
FOP	90	30	2022
FSP	145	55	2022
PTO	9	5	2022
TOTALS	2,595		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,211	117.4000	128.26	283,583	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1858 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			277,911
TOTAL MARKET OB/XF VALUE			7,421
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			335,332
SOH/AGL Deduction			103,012
ASSESSED VALUE			232,320
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			182,320
TOTAL JUST VALUE			335,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00027	IN-GROUND POOL	0	08/10/2023
21000066	SFD	0	07/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0344	7/08/2022	WD Q	Q	I	01	400,000

BUILDING NOTES						
GRANTOR: NICHOLS FRED MARION I						
GRANTEE: KUCKLICK MATTHEW ST						
1245/0811	1/03/2022	WD Q	Q	I	01	347,000
GRANTOR: HIDDEN FOREST PROPERT						
GRANTEE: NICHOLS FRED MARION						

BUILDING DIMENSIONS									
BAS=[YR=2022] W26 FSP=[YR=2022] N4 W6 PTO=[YR=2022] N3 W3 S3 E3\$ W9 S5 E1 S5 E14 N6\$ S6 W14 N5 W15 S43 E14 N1 FOP=[YR=2022] E18 N5 W18 S5\$ N5 E18 FGR=[YR=2022] S12 E23 N23 W11 S3 W12 S8\$ N8 E12 N3 E11 N27\$.									

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		1,081.00	SF	6.00				6.00	
2	0211	CONCRETE W	0	100	0	0		249.00	SF	6.00				1,389	

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							