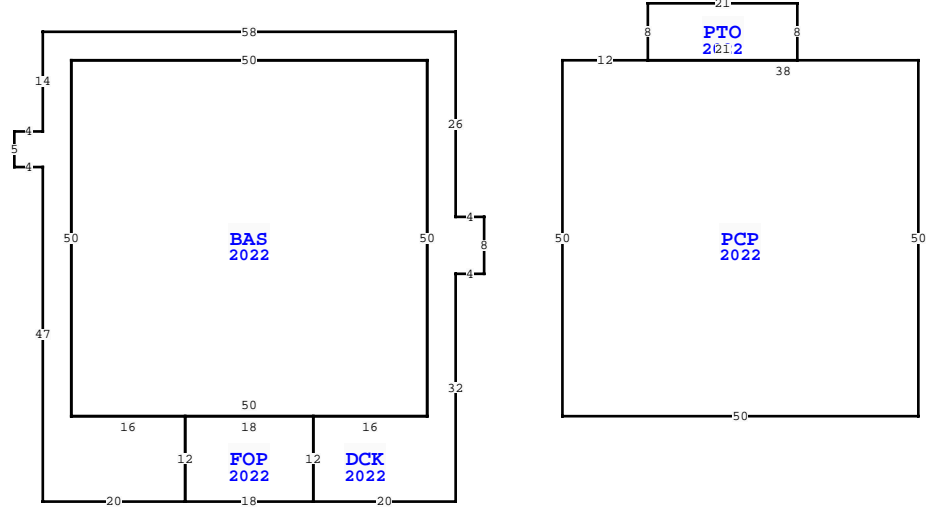


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		06		
122.200	1.40/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2022	2,500	444,386
DCK	1,164	10	2022	116	20,620
FOP	216	30	2022	65	11,554
PCP	2,500	10	2022	250	44,439
PTO	168	5	2022	8	1,422
TOTALS	6,548			2,939	522,420

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,939	135.0000	179.55	527,697	2022	2022	0	0	0	1.00	99.00
1 SINGLE FAM			100% - 2023	Heated Area: 2500		HX Base Yr 2023						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		522,420	
TOTAL MARKET OB/XF VALUE		35,548	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		677,968	
SOH/AGL Deduction		78,302	
ASSESSED VALUE		599,666	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		549,666	
TOTAL JUST VALUE		677,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		654,601	
2023 TRIM RTND, COA			
20 PORT FROM LEON PEDDICORD			
0211 0210X2			
MM PU NEW SFD XFOB 0371 0009 0060			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001070	SFD-CO	0	10/22/2021
21000422	BUILDING-CC	0	05/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/0169	12/26/2017	WD	U	V	11	100
GRANTOR: BEECKLER MARTHA SACHS						
GRANTEE: PEDDICORD ERIC D &						
1059/0168	12/26/2017	WD	Q	V	01	87,500
GRANTOR: BEECKLER MARTHA SACHS						
GRANTEE: PEDDICORD ERIC D &						

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	0840	SEAWALL RI	0	100	0	100.00	LF	38.00	38.00	100	2021	2021	3	93	3,534	
2	0375	WOOD WALK	0	100	41	123.00	SF	15.00	15.00	100	2021	2021	3	93	1,716	
3	0371	FLOATING D	0	100	24	192.00	SF	20.00	20.00	100	2021	2021	3	93	3,571	
4	0007	ELECTRIC L	0	100	0	1.00	UT	7,500.00	7,500.00	100	2021	2021	3	93	6,975	
5	0371	FLOATING D	0	100	20	200.00	SF	20.00	20.00	100	2022	2022	3	97	3,880	
6	0009	DUMBWAITER	0	100	0	1.00	UT	10,000.00	10,000.00	100	2022	2022	3	98	9,800	
7	0060	DECK WOOD	0	100	8	32.00	SF	5.00	5.00	100	2022	2022	3	99	158	
8	0211	CONCRETE W	0	100	25	200.00	SF	6.00	6.00	100	2022	2022	3	97	1,164	
9	0210	CONCRETE D	0	100	24	408.00	SF	6.00	6.00	100	2022	2022	3	97	2,375	
10	0210	CONCRETE D	0	100	24	408.00	SF	6.00	6.00	100	2022	2022	3	97	2,375	

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	000131	C	SFR CANAL	100		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

BUILDING NOTES			
BUILDING DIMENSIONS			
DCK=[YR=2022] W58 S14 W4 S5 E4 S47 E20 N12 FOP=[YR=2022] S12 E18 N12 W18\$ W16 N50 E50 BAS=[YR=2022] W50 S50 E50 N50\$ S50 W16 S12 E20 PTR=E15 N12 PCP=[YR=2022] E50 N50 W38 PTO=[YR=2022] E21 N8 W21 S8\$ W12 S50\$ S12 W15\$ N32 E4 N8 W4 N26 \$.			