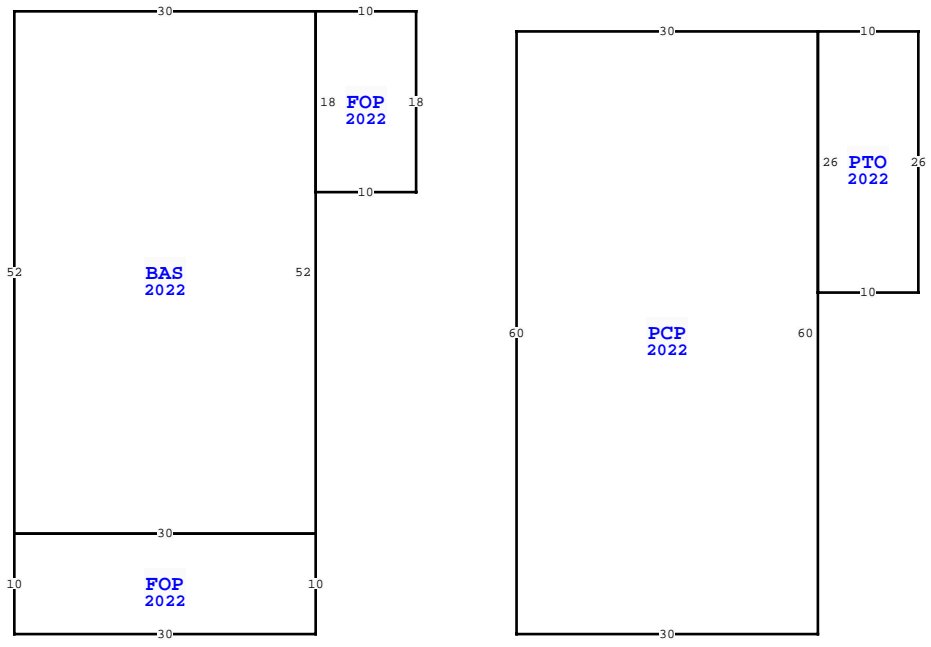




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
12	HARDWOOD 80				
07	VYL PLANK 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	06			
155.40		1.78/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2022	1,560	370,316
FOP	180	30	2022	54	12,819
FOP	300	30	2022	90	21,364
PCP	1,800	10	2022	180	42,728
PTO	260	5	2022	13	3,086
TOTALS	4,100			1,897	450,314

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	141.8000	239.78	454,863	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 1560 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	450,314			
TOTAL MARKET OB/XF VALUE	22,435			
TOTAL LAND VALUE - MARKET	100,000			
TOTAL MARKET VALUE	572,749			
SOH/AGL Deduction	185,351			
ASSESSED VALUE	387,398			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	337,398			
TOTAL JUST VALUE	572,749			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	376,115			
QSTNR RTND, NO CHANGE IN RESIDENCY STATUS.				
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 9/1/23				
2024 HX CARD RETURN TEMP AWAY				
2023 TRIM RTND, TEMP AWAY, UTF				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000928	SFD-CO	0	09/20/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1155/0295	6/12/2020	WD Q	V 01	105,000
GRANTOR: RYAN JOHN J & SHARON				
GRANTEE: BIASCA JAMES EUGENE				
0893/0371	11/07/2012	TD U	V 11	35,000
GRANTOR: CLERK OF COURT				
GRANTEE: RYAN JOHN J & SHARO				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2022] W30 S52 E30 FOP=[YR=2022] W30 S10 E30 PTR=E20 PCP=[YR=2022] E30 N60 PTO=[YR=2022] S26 E10 N26 W10\$ W30 S60\$ W20\$ N10\$ N52\$ FOP=[YR=2022] S18 E10 N18 W10\$.				

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	0211	CONCRETE W	0	100	56	5			6.00	100	2009	2009	3	39	655	
2	0872	SEAWALL VI	0	100	0	0	LF	38.00	38.00	100	2009	2009	3	39	815	
3	0210	CONCRETE D	0	100	60	30	SF	6.00	6.00	100	2022	2022	3	97	10,476	
4	0060	DECK WOOD	0	100	9	5	SF	5.00	5.00	100	2022	2022	3	99	223	
5	0009	DUMBWAITER	0	100	0	0	UT	10,000.00	10,000.00	100	2022	2022	3	98	9,800	
6	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	2022	2022	3	97	466	

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							