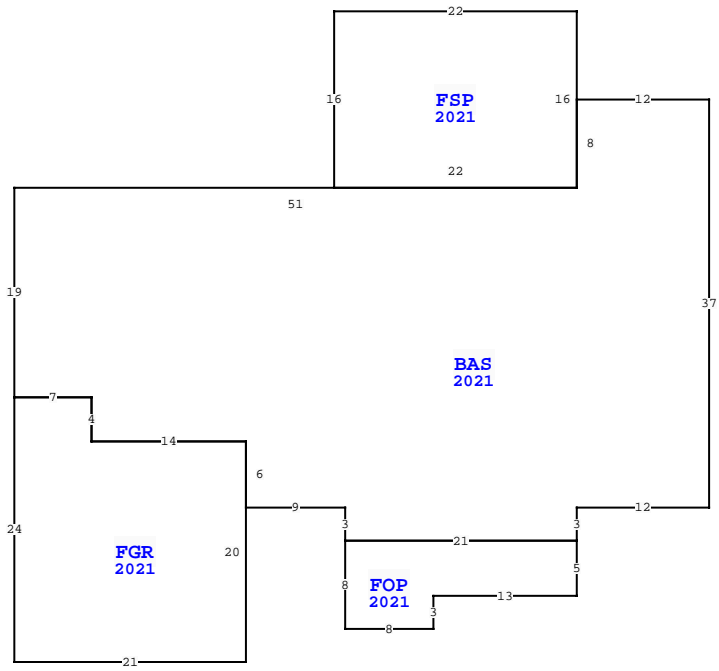




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 50			
Exterior Wall	11	AVERAGE 50			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 90			
Interior Floo	11	CLAY TILE 10			
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 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	2021	1,832	191,529
FGR	448	50	2021	224	23,418
FOP	129	30	2021	39	4,078
FSP	352	55	2021	194	20,282
TOTALS	2,761			2,289	239,307

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,289	112.3000	106.68	244,191	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1832 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			239,307
TOTAL MARKET OB/XF VALUE			19,585
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			270,892
SOH/AGL Deduction			0
ASSESSED VALUE			270,892
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			270,892
TOTAL JUST VALUE			270,892
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			273,944
PU NEW SFD; XFOB LNS 1-4 PRCL&LAND CODES			
REF 1082 P 466 AND UNITY OF TITLE OR 1082P466			
SPLIT OUT LOT 5 TO PRCL 01777-001 USING DEED			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000065	PAVILION		06/17/2022
20000102	SFD-CO	0	08/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/0519	4/03/2023	QC	U	I	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: AVERY WHITLEY						
1296/0372	1/04/2023	QC	U	I	11	100
GRANTOR: AVERY WHITLEY						
GRANTEE: PAFFORD PROPERTIES						

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	0	127 12			6.00	100	2021	2021	3	93	8,504	
2	0210	CONCRETE D	0	0	0 0			6.00	100	2021	2021	3	93	2,639	
3	0211	CONCRETE W	0	0	45 4			6.00	100	2021	2021	3	93	1,004	
4	0955	PRIVACY FE	0	0	0 0			15.00	100	2021	2021	3	98	7,438	
TOTALS														19,585	

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	000100	C	SFR	0			162.00	414.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2021] W12 S8 FSP=[YR=2021] N16 W22 S16 E22\$ W51 S19 E7 S4 E14 FGR=[YR=2021] W14 N4 W7 S24 E21 N20 \$ S6 E9 S3 E21 FOP=[YR=2021] W21 S8 E8 N3 E13 N5\$ N3 E12 N37\$.													