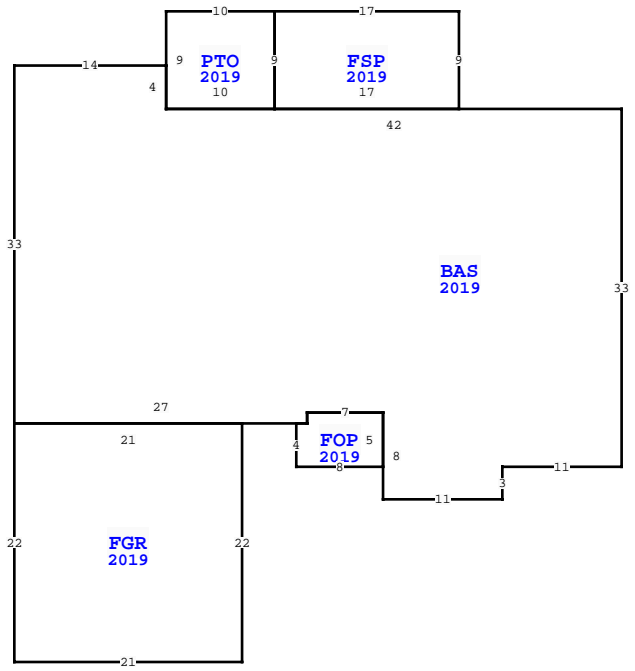




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	90		
Exterior Wall	11	AVERAGE	10		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	60		
Interior Floo	14	CARPET	40		
Ceiling	09	9 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	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	349.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	2019	1,794	193,063
FGR	462	50	2019	231	24,859
FOP	39	30	2019	12	1,291
FSP	153	55	2019	84	9,039
PTO	90	5	2019	4	430
TOTALS	2,538			2,125	228,684

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: 1794						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,684
TOTAL MARKET OB/XF VALUE			55,302
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			348,986
SOH/AGL Deduction			0
ASSESSED VALUE			348,986
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			293,986
TOTAL JUST VALUE			348,986
NCON VALUE			46,464
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,429
PRMT CH PU XFOBS			
22 PORT TO GADSDEN - QUIGLEY			
ADD HX & PORT FOR 2020-QUIGLEY			
RCVD DR501R FOR QUIGLEY/DESOTO CO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000245	POOL-CC	0	04/04/2023
19000192	SFD-CO	0	02/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/0636	7/01/2024	LD	U	I	11	100
GRANTOR: ASHBY DOUGLAS H LIFE						
GRANTEE: ASHBY DOUGLAS H						
1281/0137	8/31/2022	WD	Q	I	01	379,900
GRANTOR: QUIGLEY JEREMIAH & ME						
GRANTEE: ASHBY DOUGLAS H TRU						

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	87	13	1,131.00	SF	6.00	6.00	100	2019	2019	3	85	5,768	
2	0210	CONCRETE D	0	100	0	0	413.00	SF	6.00	6.00	100	2019	2019	3	85	2,106	
3	0211	CONCRETE W	0	100	63	3	189.00	SF	6.00	6.00	100	2019	2019	3	85	964	
4	0955	PRIVACY FE	0	100	0	0	292.00	LF	15.00	15.00	100	2024	2023		100	4,380	
5	0220	POOL VINYL	0	100	36	16	576.00	SF	60.00	60.00	100	2024	2023		100	34,560	
6	0211	CONCRETE W	0	100	0	0	1,254.00	SF	6.00	6.00	100	2024	2023		100	7,524	

TOTAL OB/XF											
55,302											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W42 PTO=[YR=2019] E10 N9 FSP=[YR=2019] S9 E17 N9 W17\$ W10 S9\$ N4 W14 S33 FGR=[YR=2019] S22 E21 N22 W21\$ E27 N1 E7 FOP=[YR=2019] W7 S1 W1 S4 E8 N5\$ S8 E11 N3 E11 N33 \$.											

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							