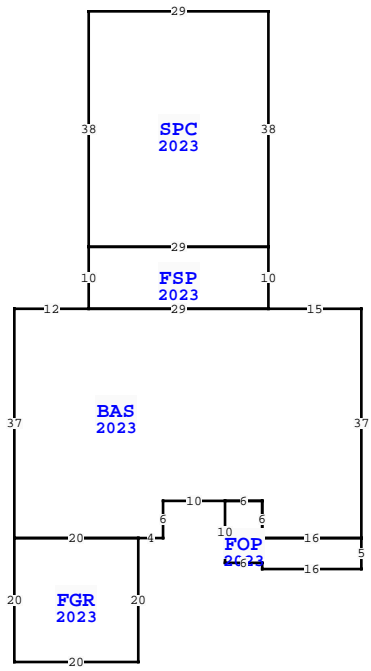




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
11	CLAY TILE 50				
12	HARDWOOD 50				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
2	100				
1.	1. 100				
0	100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
124.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2023	1,976	237,080
FGR	400	50	2023	200	23,996
FOP	140	30	2023	42	5,039
FSP	290	55	2023	160	19,197
SPC	1,102	20	2023	220	26,396
TOTALS	3,908			2,598	311,708

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,598	126.3000	119.98	311,708	2023	2023	0	0	0	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1976 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		311,708	
TOTAL MARKET OB/XF VALUE		53,347	
TOTAL LAND VALUE - MARKET		35,500	
TOTAL MARKET VALUE		400,555	
SOH/AGL Deduction		0	
ASSESSED VALUE		400,555	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		400,555	
TOTAL JUST VALUE		400,555	
NCON VALUE		365,055	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		35,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000123	POOL HOUSE-CC		05/08/2024
23000072	POOL-CC	0	03/15/2023
21000107	SFD-CO	0	12/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0245	6/03/2022	QC	U	V	11	1,000

GRANTOR: CLEAR CUT CONSTRUCTIO						
GRANTEE: EJKM HOLDINGS LLC &						
1209/0053	5/18/2021	QC	U	V	11	100
GRANTOR: SMYTHE ALBERT E						
GRANTEE: CLEAR CUT CONSTRUCT						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=42,20] E12 E29 E15 S37 W16 N6 W6 W10 S6 W4 W20 N37 \$													
FSP=[YR=2023;ORIG=54,10] E29 S10 W29 N10 \$													
SPC=[YR=2023;ORIG=54,-28] E29 S38 W29 N38 \$													
FOP=[YR=2023;ORIG=76,51] E6 S6 E16 S5 W16 N1 W6 N10 \$													
FGR=[YR=2023;ORIG=42,57] E20 S20 W20 N20 \$													

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
2	0955	PRIVACY FE	0	0	0	0	154.00	LF	15.00	15.00	100	2024	2023	AV	100	2,310	
3	0955	PRIVACY FE	0	0	0	0	46.00	LF	15.00	15.00	100	2024	2023	AV	100	690	
4	0125	MTL/VYL AC	0	0	0	0	133.00	LF	19.00	19.00	100	2024	2023	AV	100	2,527	
5	0210	CONCRETE D	0	0	0	0	2,187.00	SF	6.00	6.00	100	2024	2023	AV	100	13,122	
6	0213	CONCRETE P	0	0	6	6	36.00	SF	6.00	6.00	100	2024	2023	AV	100	216	
7	0375	WOOD WALK	0	0	29	4	116.00	SF	15.00	15.00	100	2024	2023	AV	100	1,740	
8	0375	WOOD WALK	0	0	15	4	60.00	SF	15.00	15.00	100	2024	2023	AV	100	900	
9	0230	POOL, CONCR	0	0	15	30	450.00	SF	65.00	65.00	100	2024	2023	AV	100	29,250	
10	0213	CONCRETE P	0	0	12	36	432.00	SF	6.00	6.00	100	2024	2023	AV	100	2,592	

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			145.00	300.00	1.00	LT		1.00	1.00	1.00	35,500.00	35,500.00	35,500							