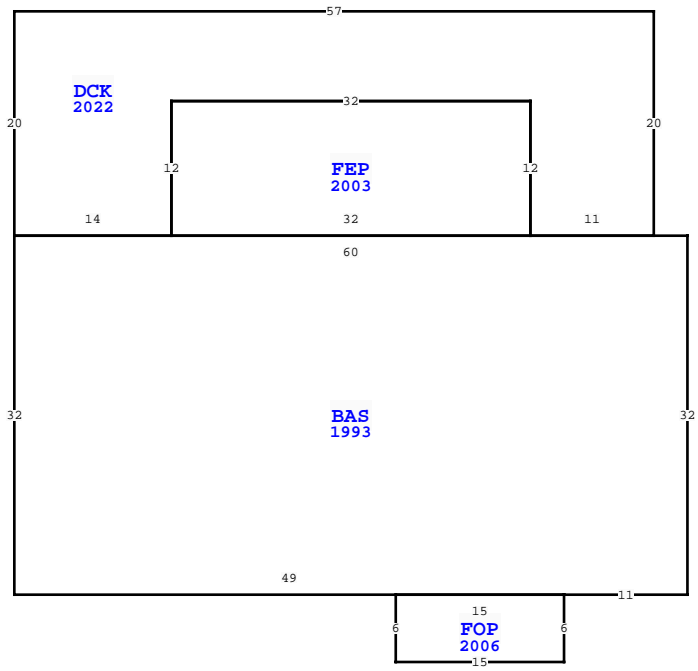




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
04	PLYWOOD 100				
14	CARPET 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		03		
94.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1993	1,920	177,986
DCK	756	10	2022	76	7,045
FEP	384	80	2003	307	28,459
FOP	90	30	2006	27	2,503
TOTALS	3,150			2,330	215,993

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,330	119.0000	113.05	263,406	1974	2005	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2023 Heated Area: 2227 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		215,993	
TOTAL MARKET OB/XF VALUE		6,848	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		462,841	
SOH/AGL Deduction		131,748	
ASSESSED VALUE		331,093	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		331,093	
TOTAL JUST VALUE		462,841	
NCON VALUE		6,156	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,325	
CHG TRAV ADD DCK, CHG EXT, INTERIOR, FLOORING, PU/			
MM PRMT CK - CH RCVR, DEMO XFOB, PU XFOB. CC 06/05			
AND INT REMODEL			
PU DCK IN TRAV; DEMO XFOBS; NOTE RV KITCHEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00015	FOUNDATION REPAIR		03/20/2024
B23-000145	SEAWALL-CC	0	03/14/2023
B23-000102	ROOF-OVER - CC	0	03/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/0450	2/23/2024	WD Q	Q	I	01	538,500
GRANTOR: ODOM ROBERTS PROPERTY						
GRANTEE: WIT JEFFREY C & PAT						
1267/0492	5/24/2022	WD Q	Q	I	01	300,000
GRANTOR: CASCADE FUNDING ALTER						
GRANTEE: ODOM ROBERTS PROPER						

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	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0211	CONCRETE W	0	0	7	35.00	SF	6.00	6.00	100	1993	1993	3	20	42	
9	0872	SEAWALL VI	0	0	0	162.00	LF	38.00	38.00	100	2024	2023	AV	100	6,156	
TOTAL OB/XF														6,848		

BUILDING NOTES			
BAS=[YR=1993] W60 DCK=[YR=2022] E14 N12 E32 S12 FEP=[YR=2003] N12 W32 S12 E32\$ E11 N20 W57 S20\$ S32 E49 FOP=[YR=2006] W15 S6 E15 N6\$ E11 N32\$.			

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			75.00	100.00	2.00	UT		1.00	1.00	6.00	20,000.00	120,000.00	240,000							