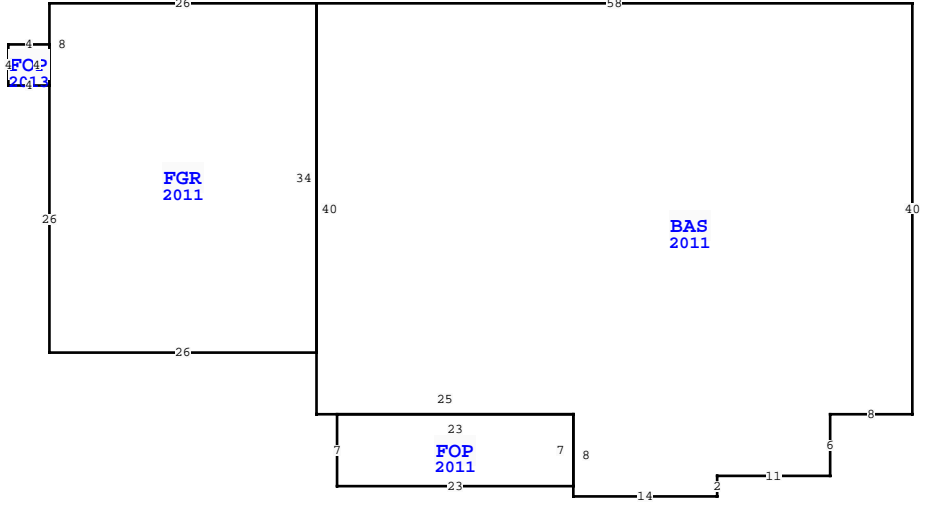


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	10	LAMINATED 20
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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		270,477	2011	2011	0	0	12.00	88.00	
Heated Area: 2498 HX Base Yr 2023												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,498	100	2011	2,498	198,655
FGR	884	50	2011	442	35,151
FOP	161	30	2011	48	3,817
FOP	16	30	2013	5	398
TOTALS	3,559			2,993	238,020

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	0700	PORT BLDG	0	100	10	8			8.00	100	2000	2000	3	57	365	
2	0700	PORT BLDG	0	100	12	10			8.00	100	2012	2012	3	78	749	
3	0700	PORT BLDG	0	100	14	10			0.00	100	2016	2016	3	86	0	

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	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,020	
TOTAL MARKET OB/XF VALUE		1,114	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		254,134	
SOH/AGL Deduction		0	
ASSESSED VALUE		254,134	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		204,134	
TOTAL JUST VALUE		254,134	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		256,410	
MM 5 YR CK, DEMO XFOB, PU XFOB.			
2023 HX RECEIPT CARD RTS - NEW OWNER			
PU NEW TRAV.			
5 YR PRCL CK, PU XFOB LN 1-3. DEL XFOB LN 4.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000389	HVAC CHANGE OUT		04/08/2024
2011538	SFD-CO	0	08/08/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0033	12/19/2022	WD	Q	I	01	339,000
GRANTOR: NICHOLAS BOB NELSON &						
GRANTEE: SMITH JOY LEE						
0851/0810	5/05/2011	WD	U	V	30	100
GRANTOR: NICHOLAS IRENE & BOB						
GRANTEE: NICHOLAS BOB NELSON						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2011] W58 FGR=[YR=2011] W26 S8 FOP=[YR=2013] N4 W4 S4 E4\$ S26 E26 N34\$ S40 E25 FOP=[YR=2011] W23 S7 E23 N7\$ S8 E14 N2 E11 N6 E8 N40\$.												

TOTAL OB/XF												
1,114												