

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Ceiling	09	9 FT	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		4	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Kitchen	GD	GOOD	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,469	100	2022
FGR	542	50	2022
FOP	174	30	2022
FSP	248	55	2022
TOTALS	3,433		

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%	- 2023									
				Heated Area: 2469				HX Base Yr 2023				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			01/05/2018			RTJT						

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				381,993		
TOTAL MARKET OB/XF VALUE				8,626		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				435,619		
SOH/AGL Deduction				407		
ASSESSED VALUE				435,212		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				385,212		
TOTAL JUST VALUE				435,619		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				435,897		
PORT FROM HILLSBOROUGH - FEARS						
JS PU NEW SFD & XFOBS 0210,0211						
5 YR PRCL CH, N/C						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000056	SFD-CO	0	01/28/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0796	10/20/2022	WD Q	Q	I	01	537,500
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: FEARS MARK DANIEL &						
1241/0168	12/03/2021	WD Q	Q	V	01	57,500
GRANTOR: WALKER WILLIAM						
GRANTEE: STEVE BYRD CONSTRUC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W27 S8 W10 S2 W16 N10 FSP=[YR=2022] S10 E16 N2 E11 N8 W27\$ W1 N2 W12 S2 W1 S43 E12 S4 E29 FOP=[YR=2022] W29 S6 E29 N6\$ N16 E26 FGR=[YR=2022] W26 S16 E5 S6 E21 N22\$ N31\$.						

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
1	0210	CONCRETE D	0	100	0	1,246.00	SF	6.00	6.00	100	2022	2022
2	0211	CONCRETE W	0	100	59	236.00	SF	6.00	6.00	100	2022	2022
TOTAL OB/XF 8,626												

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	100			0.00	0.00	4.00	AC		1.00	1.00	1.00	11,250.00	11,250.00	45,000								