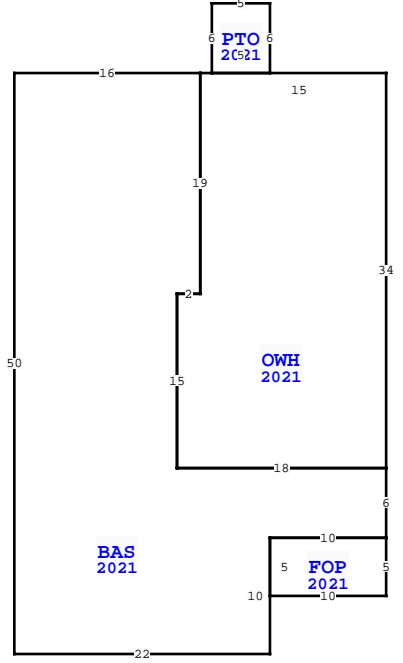


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	359.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	926	100	2021
FOP	50	30	2021
OWH	574	100	2021
PTO	30	5	2021
TOTALS	1,580		

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%	- 2022	106.09	160,939	2021	2021	0	0	2.00	98.00	
Heated Area: 1500 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		157,720	
TOTAL MARKET OB/XF VALUE		7,457	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		235,177	
SOH/AGL Deduction		68,817	
ASSESSED VALUE		166,360	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		116,360	
TOTAL JUST VALUE		235,177	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,225	
ADD SPOUSE INFO EMILY WADE TEEGEN			
NEED SPOUSE SS#			
MC OR1259 P 345			
PU NEW SFD; XFOB'S CO 8-26-21 MMLB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001135	SHED-CC	0	11/29/2021
21000991	POLE BARN 18X24	0	09/28/2021
21000033	SFD-CO	0	04/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0894	3/20/2024	QC	U	I	11	100
GRANTOR:						
GRANTEE:						
1226/0567	8/30/2021	WD	Q	I	05	202,142
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: TEEGEN JOHN TYLER						

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	29	19			6.00	100	2021	2021	3	93	3,075	
2	0211	CONCRETE W	0	100	11	4			6.00	100	2021	2021	3	93	246	
3	0030	BARN, POLE	0	100	24	16			9.00	100	2021	2021	3	93	3,214	
4	0700	PORT BLDG	0	100	12	10			8.00	100	2021	2021	3	96	922	
TOTALS													7,457			

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	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							