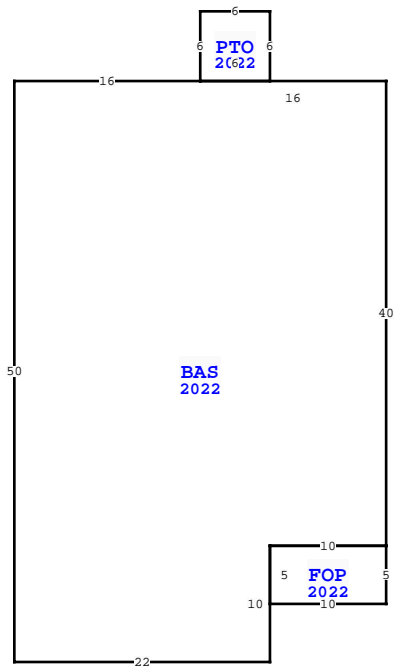




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 60		
14	CARPET 40		
04	AIR DUCTED 100		
03	CENTRAL 100		
Bedrooms		4 100	
Bathrooms		2 100	
Story Height		0 100	
Stories		1. 100	
Units		0 100	
Quality		03 AVERAGE	
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	1,500	100	2022
FOP	50	30	2022
PTO	36	5	2022
TOTALS	1,586		

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	118.65	179,992	2022	2022	0	0	1.00	99.00	Heated Area: 1500 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		178,192	
TOTAL MARKET OB/XF VALUE		3,841	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		217,033	
SOH/AGL Deduction		0	
ASSESSED VALUE		217,033	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		167,033	
TOTAL JUST VALUE		217,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000069	SFD -CO	0	08/31/2021
21000069	SFD 4/2 32X50	0	08/31/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0230	3/25/2022	WD Q	Q	I	01	214,900

GRANTOR: PAFFORD PROPERTIES &
 GRANTEE: HOSSEINZADEH KATHER
 0973/0433 6/17/2015 WD U V 12 160,100
 GRANTOR: ACORN 6B MILLS CIRCLE
 GRANTEE: PAFFORD PROPERTIES

BUILDING DIMENSIONS
 BAS=[YR=2022] W16 PTO=[YR=2022] E6 N6 W6 S6\$ W16 S50 E22
 N10 E10 FOP=[YR=2022] W10 S5 E10 N5\$ N40\$.

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	31	20	620.00	SF	6.00	6.00	100	2022	2022	3	97	3,608	
2	0211	CONCRETE W	0 100	10	4	40.00	SF	6.00	6.00	100	2022	2022	3	97	233	

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	DPHT 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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							