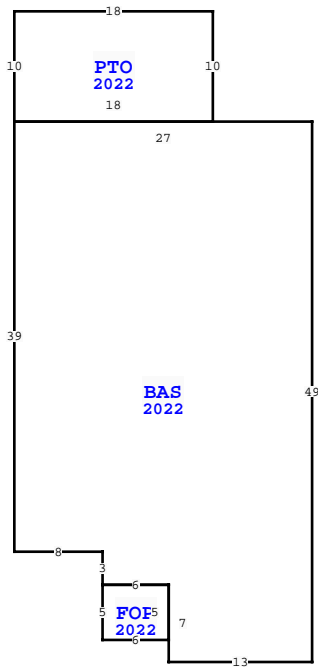


| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT | CD | CONSTRUCTION | | | |
| Foundation | 02 | CONCR SLAB 100 | | | |
| Frame | 02 | WOOD FRAME 100 | | | |
| Exterior Wall | 30 | VINYL 100 | | | |
| Roof Structur | 03 | GABLE/HIP 100 | | | |
| Roof Cover | 03 | COMP SHNGL 100 | | | |
| Interior Wall | 05 | DRYWALL 100 | | | |
| Interior Floor | 07 | VYL PLANK 80 | | | |
| Interior Floor | 11 | CLAY TILE 20 | | | |
| 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 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,201 | 100 | 2022 | 1,201 | 147,565 |
| FOP | 30 | 30 | 2022 | 9 | 1,106 |
| PTO | 180 | 5 | 2022 | 9 | 1,106 |
| TOTALS | 1,411 | | | 1,219 | 149,777 |

| 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: 1201 | HX Base Yr 2023 |



| WAKULLA COUNTY PROPERTY | | | |
|-------------------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 149,777 |
| TOTAL MARKET OB/XF VALUE | | | 5,731 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 190,508 |
| SOH/AGL Deduction | | | 63,184 |
| ASSESSED VALUE | | | 127,324 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 100,000 |
| BASE TAXABLE VALUE | | | 27,324 |
| TOTAL JUST VALUE | | | 190,508 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 152,623 |
| PORT FROM 10250-29A COOMBS | | | |
| MM PU NEW SFD, XFOBS, C/O 2/08/2022 | | | |
| COA PER NCOA REPORT | | | |
| 5 YR PRCL CH, N/C | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 21000075 | SFD-CO | 0 | 08/13/2021 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1251/0142 | 2/09/2022 | WD Q | Q | I | 01 | 165,800 |
| GRANTOR: PAFFORD PROPERTIES & | | | | | | |
| GRANTEE: COOMBS MATHEW D & S | | | | | | |
| 0973/0433 | 6/17/2015 | WD U | V | V | 12 | 160,100 |
| GRANTOR: ACORN 6B MILLS CIRCLE | | | | | | |
| GRANTEE: PAFFORD PROPERTIES | | | | | | |

| 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 | | | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 3,608 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 6 | 4 | | | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 140 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | | 15.00 | 100 | 2022 | 2022 | 3 | 99 | 1,693 | |
| 4 | 0080 | 4' CHAINLI | 0 | 100 | 0 | 0 | | | 13.00 | 100 | 2022 | 2022 | 3 | 97 | 290 | |
| | | | | | | | | | | | | | | TOTAL OB/XF | 5,731 | |

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |