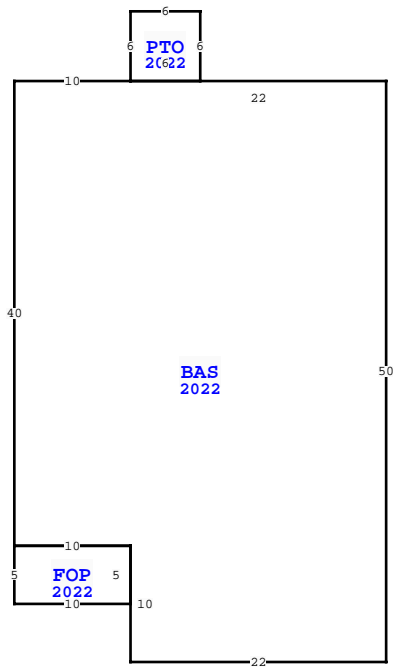




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
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	1,500	100	2022	1,500	177,161
FOP	50	30	2022	15	1,772
PTO	36	5	2022	2	237
TOTALS	1,586			1,517	179,168

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		180,978	2022	2022	0	0	1.00	99.00	
			Heated Area: 1500				HX Base Yr 2024					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		179,168		
TOTAL MARKET OB/XF VALUE		3,725		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		217,893		
SOH/AGL Deduction		0		
ASSESSED VALUE		217,893		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		167,893		
TOTAL JUST VALUE		217,893		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		177,430		
ADDRESS CLEAN UP. MVD TO LN 1				
MM PU NEW SFD XFOB 0210 0211				
COA PER NCOA REPORT				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000076	SFD-CO	0	08/13/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1258/0435	3/24/2022	WD Q	I 01	208,000
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: JOHNSON DERYCAH & H				
0973/0433	6/17/2015	WD U	V 12	160,100
GRANTOR: ACORN 6B MILLS CIRCLE				
GRANTEE: PAFFORD PROPERTIES				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2022] W22 PTO=[YR=2022] E6 N6 W6 S6\$ W10 S40 E10 FOP=[YR=2022] W10 S5 E10 N5\$ S10 E22 N50\$.				

EXTRA FEATURES																	
L	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	30	20	600.00	SF	6.00	6.00	100	2022	2022	3	97	3,492	
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	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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								