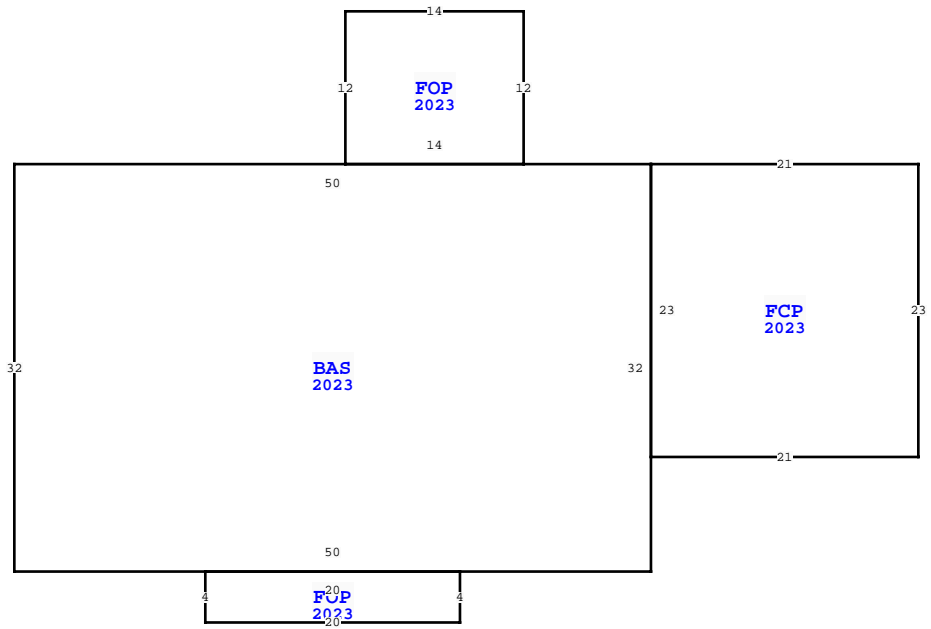


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	Cathedral/Vault 50				
06	Trey/Crown 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
109.00		1.18/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2023	1,600	202,144
FCP	483	25	2023	121	15,287
FOP	80	30	2023	24	3,032
FOP	168	30	2023	50	6,317
TOTALS	2,331			1,795	226,780

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,795	112.7000	126.34	226,780	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1600 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			226,780
TOTAL MARKET OB/XF VALUE			6,144
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			257,924
SOH/AGL Deduction			0
ASSESSED VALUE			257,924
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,924
TOTAL JUST VALUE			257,924
NCON VALUE			232,924
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			25,000
PU NCON JS 05-05-2023			
5 YEAR PRCL CH, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000913	SFD-CO	0	10/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0083	5/09/2023	WD Q	Q	I	01	315,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: MCLEOD WILLIAM HENR						
1263/0220	4/29/2022	WD Q	Q	V	01	30,000
GRANTOR: STRICKLAND N ALBERT						
GRANTEE: SOUTHERN CONSTRUCTI						

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	0	0	0	872.00	SF	6.00	6.00	100	2024	2023	AV	100	5,232	
2	0211	CONCRETE W	0	0	38	4	152.00	SF	6.00	6.00	100	2024	2023	AV	100	912	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=10,10] E50 S32 W50 N32 \$													
FOP=[YR=2023;ORIG=36,-2] E14 S12 W14 N12 \$													
FCP=[YR=2023;ORIG=60,10] E21 S23 W21 N23 \$													
POP=[YR=2023;ORIG=25,42] E20 S4 W20 N4 \$													

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	0			207.00	210.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							