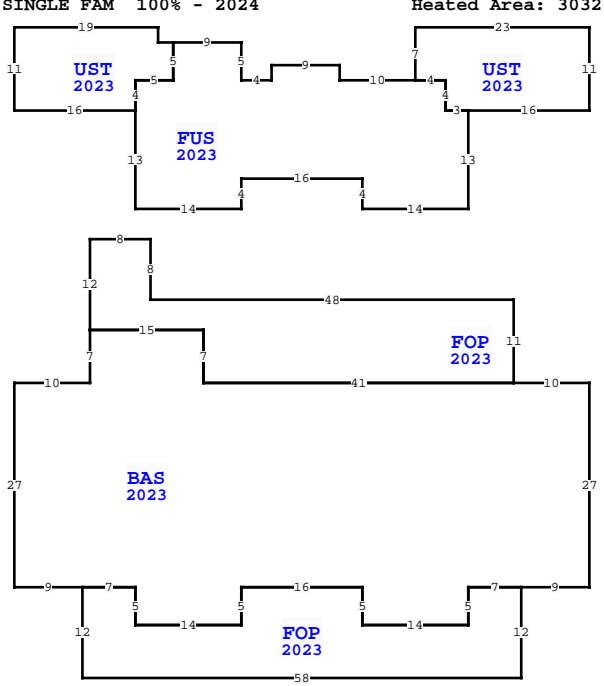


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	WOOD FRAME 100				
02	HARDIE BRD 80				
11	AVERAGE 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
3.5	100				
2.	100				
0	100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100	2023	2,297	244,631
FOP	556	30	2023	167	17,786
FOP	575	30	2023	172	18,318
FUS	735	100	2023	735	78,278
UST	207	45	2023	93	9,905
UST	237	45	2023	107	11,396
TOTALS	4,607			3,571	380,312

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,571	112.1000	106.50	380,312	2023	2023	0	0	0.00	100.00
2 SINGLE FAM 100% - 2024 Heated Area: 3032 HX Base Yr 2024											
											
BLD DATE	04/10/2017	RTTP	LGL DATE	04/10/2017	RTTP	AG DATE	04/10/2017	RTTP			
XF DATE	04/10/2017	RTTP	LAND DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				416,590		
TOTAL MARKET OB/XF VALUE				22,166		
TOTAL LAND VALUE - MARKET				45,560		
TOTAL MARKET VALUE				484,316		
SOH/AGL Deduction				54,834		
ASSESSED VALUE				429,482		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				379,482		
TOTAL JUST VALUE				484,316		
NCON VALUE				437,616		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				46,764		
ADDRESS UPDATED PER HX APP						
FR NCON X2 & XFOBS 11-14-2023						
FR PRMT CK						
CORRECT SPELLING OF ROAD NAME.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000857	SFD-CO	0	09/23/2022			
22000804	2 POLE BARNS	0	08/08/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0212	11/20/2020	CR	U	I	11	62,000
GRANTOR: HUNT DEBRA L & KELLY						
GRANTEE: JOHN NICK L & RACHEL						
1180/0843	11/20/2020	WD	Q	I	01	62,000
GRANTOR: HUNT DEBRA L & KELLY						
GRANTEE: JOHN NICK						
BUILDING NOTES						
BUILDING DIMENSIONS						
FUS=[YR=2023;ORIG=12,10] E9 S5 E4 N2 E9 S2 E10 E4 S4 E3 S13 W14 N4 W16 S4 W14 N13 N4 E5 N5 \$						
UST=[YR=2023;ORIG=-9,8] E19 S2 E2 S5 W5 S4 W16 N11 \$						
UST=[YR=2023;ORIG=44,8] E23 S11 W16 W3 N4 W4 N7 \$						
BAS=[YR=2023;ORIG=-9,55] E10 N7 E15 S7 E41 E10 S27 W9 W7 S5 W14 N5 W16 S5 W14 N5 W7 W9 N27 \$						
FOP=[YR=2023;ORIG=1,36] E8 S8 E48 S11 W41 N7 W15 N12 \$						
FOP=[YR=2023;ORIG=0,82] E7 S5 E14 N5 E16 S5 E14 N5 E7 S12 W58 N12 \$						

EXTRA FEATURES															TOTAL OB/XF				
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	0625	PORT WD UT	0	100	24	11			264.00	SF	6.00	6.00	100	2016	2016	3	72	1,140	
4	0211	CONCRETE W	0	100	66	4			264.00	SF	6.00	6.00	100	2024	2023	AV	100	1,584	
5	0210	CONCRETE D	0	100	30	38			1,140.00	SF	6.00	6.00	100	2024	2023	AV	100	6,840	
6	0025	BARN, POLE	0	100	36	24			864.00	SF	12.50	12.50	100	2024	2023	AV	100	10,800	
7	0131	FIRE PLACE	0	100	0	0			1.00	UT	700.00	700.00	100	2024	2023	AV	98	686	
8	0210	CONCRETE D	0	100	6	31			186.00	SF	6.00	6.00	100	2024	2023	AV	100	1,116	
TOTALS															22,166				

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	DPTH 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	5.36	AC		1.00	1.00	1.00	8,500.00	8,500.00	45,560							

