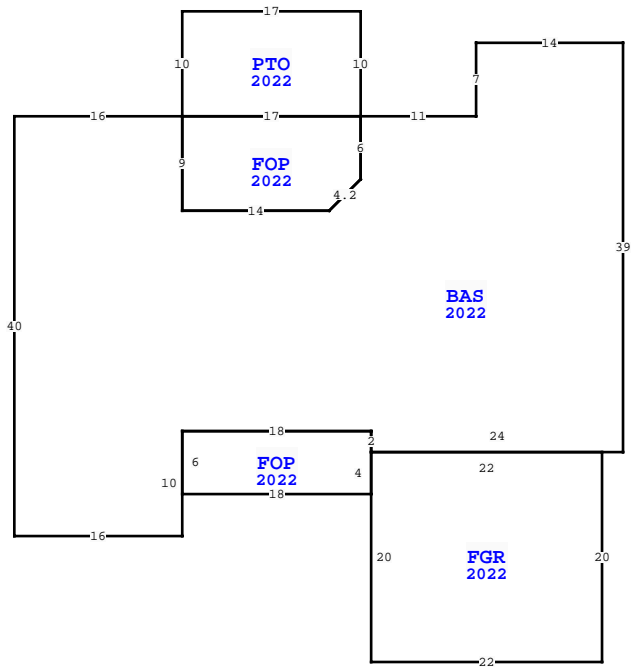




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
416.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100	2022	1,898	224,017
FGR	440	50	2022	220	25,966
FOP	108	30	2022	32	3,777
FOP	149	30	2022	45	5,311
PTO	170	5	2022	8	944
TOTALS	2,765			2,203	260,016

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,203	125.5000	119.22	262,642	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1898 HX Base Yr												



WAKULLA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	260,016	
TOTAL MARKET OB/XF VALUE	13,985	
TOTAL LAND VALUE - MARKET	60,000	
TOTAL MARKET VALUE	334,001	
SOH/AGL Deduction	0	
ASSESSED VALUE	334,001	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	334,001	
TOTAL JUST VALUE	334,001	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	329,562	

MM PU NEW SFD XF0B 0210X2 0211  
PER NEW SUB #416 PRESERVE AT WAKULLA STATION  
NEW PRCL FROM 05086-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000308	SFD-CO	0	04/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0223	2/24/2023	WD Q	Q	I	01	417,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: ODOM KYLE B & KATIE						
1156/0784	2/06/2020	CR U	V	11		100
GRANTOR: ST JOE TIMBERLAND COM						
GRANTEE: GOLDEN CONSTRUCTION						

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	160	12		6.00	100	2022	2022	3	97	11,174	
2	0210	CONCRETE D	0	0	0	0	SF	6.00	100	2022	2022	3	97	1,205	
3	0211	CONCRETE W	0	0	69	4	SF	6.00	100	2022	2022	3	97	1,606	

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	0		RR2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

TOTAL OB/XF												
13,985												