

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,616	100
FGR	420	50
FOP	110	30
FSP	106	55
PTO	88	5
TOTALS	2,340	

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: 1616 HX Base Yr 2023												
TOTALS												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,103
TOTAL MARKET OB/XF VALUE			32,759
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			306,862
SOH/AGL Deduction			17,977
ASSESSED VALUE			288,885
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			233,885
TOTAL JUST VALUE			306,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,548
PORT FROM 05258-007 JOHNSON			
JS PRMT CH P/U XFOBS AND NEW SFD			
PER NEW SUB #416 PRESERVE AT WAKULLA STATION			
NEW PRCL FROM 05086-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001082	SFD-CO	0	11/08/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1263/0075	4/27/2022	WD Q	I 01 297,000
GRANTOR: GOLDEN CONSTRUCTION C			
GRANTEE: JOHNSON HELAINE P			
1156/0784	2/06/2020	CR U	V 11 100
GRANTOR: ST JOE TIMBERLAND COM			
GRANTEE: GOLDEN CONSTRUCTION			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2022] W15 S10 W8 U3 L3 N7 FSP=[YR=2022] S7 D3 R3 E8 N10 W11\$ PTO=[YR=2022] E11 N8 W11 S8\$ W12 S6 W10 S35 E11 S2 E11 N6 E5 FOP=[YR=2022] W5 S6 W11 S5 E16 N11\$ FGR=[YR=2022] S15 E21 N20 W21 S5\$ N5 E21 N32\$.			

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	0	2,752.00	SF	6.00	6.00	100	2022	2022	3	97	16,017	
2	0211	CONCRETE W	0	100	38	4	SF	6.00	6.00	100	2022	2022	3	97	885	
3	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	
4	0955	PRIVACY FE	0	100	0	982.00	LF	15.00	15.00	100	2022	2022	3	99	14,583	
TOTALS													32,759			

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