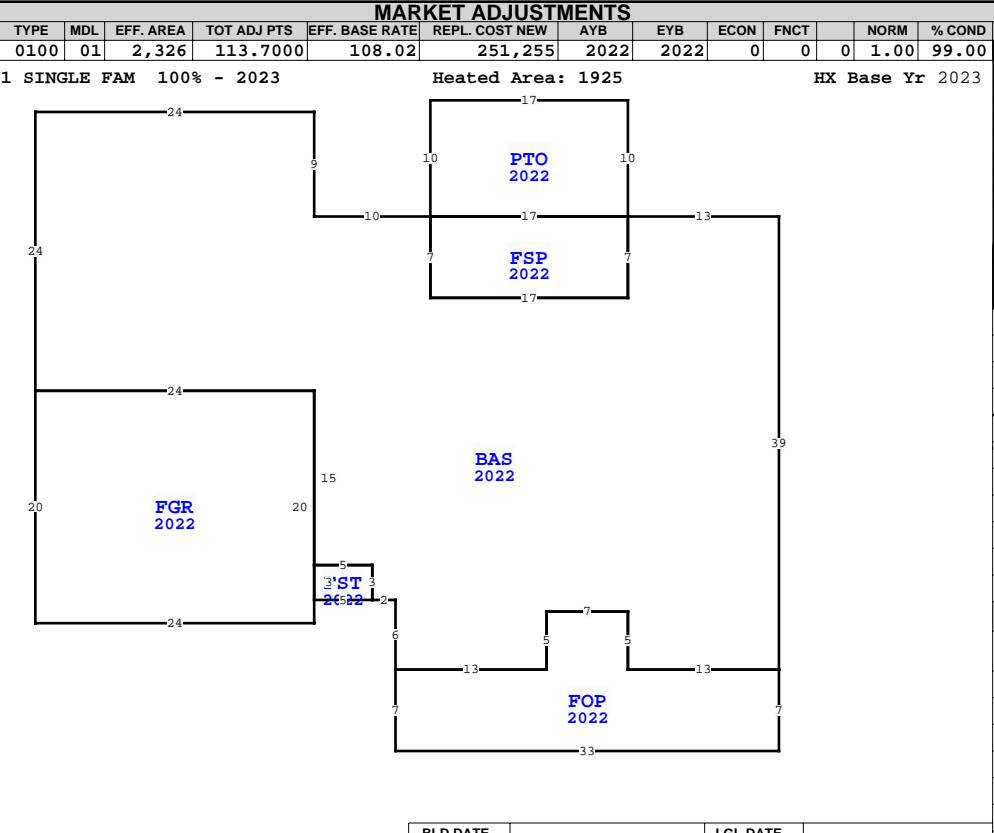




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	90	
Interior Floo	11	CLAY	TILE	10	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	2022	1,925	205,860
FGR	480	50	2022	240	25,666
FOP	266	30	2022	80	8,556
FSP	119	55	2022	65	6,951
FST	15	55	2022	8	855
PTO	170	5	2022	8	855
TOTALS	2,975			2,326	248,742



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			248,742
TOTAL MARKET OB/XF VALUE			30,372
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			339,114
SOH/AGL Deduction			37,043
ASSESSED VALUE			302,071
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			252,071
TOTAL JUST VALUE			339,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,145
22 PORT FROM LEON FORTSON			
PRMT CK FR PU NEW SFD XFOB X4			
PER NEW SUB #416 PRESERVE AT WAKULLA STATION			
NEW PRCL FROM 05086-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00033	GENERATOR		03/20/2023
21001221	SFD-CO	0	12/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0086	8/23/2022	WD Q	Q	I	01	382,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: FORTSON THURMAN C I						
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	100	0	0	3,134.00	SF	6.00	6.00	100	2022	2022	3	97	18,240	
2	0211	CONCRETE W	0	100	66	4	264.00	SF	6.00	6.00	100	2022	2022	3	97	1,536	
3	0025	BARN, POLE	0	100	36	24	864.00	SF	12.50	12.50	100	2022	2022	3	97	10,476	
4	0213	CONCRETE P	0	100	4	5	20.00	SF	6.00	6.00	100	2022	2022	3	100	120	

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							

REVIEW DATE 08/05/2022 BY FRLW																								
Total Acres: 2.01										Total Land Value: 60,000					Market: 0		Agricultural: 0		Common: 60,000		PRINTED 04/29/2026 BY SYS			