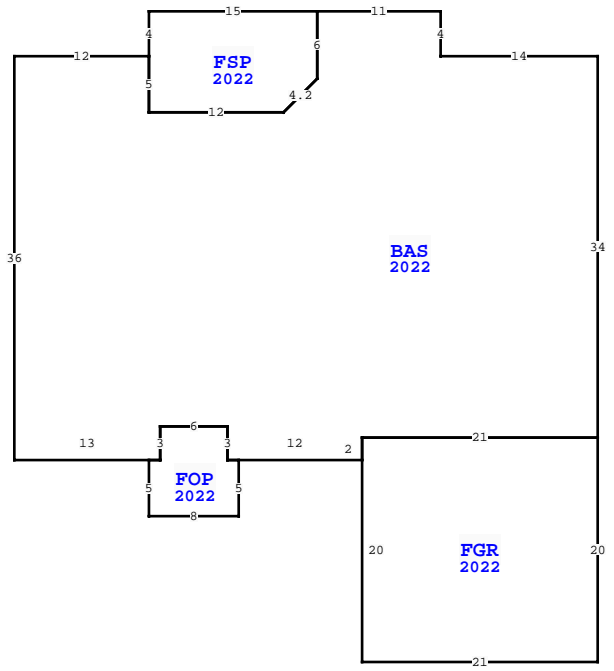




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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
BAS	1,786	100	2022
FGR	420	50	2022
FOP	58	30	2022
FSP	131	55	2022
TOTALS	2,395		

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: 1786										HX Base Yr 2023	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		243,735				
TOTAL MARKET OB/XF VALUE		15,691				
TOTAL LAND VALUE - MARKET		60,000				
TOTAL MARKET VALUE		319,426				
SOH/AGL Deduction		0				
ASSESSED VALUE		319,426				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		269,426				
TOTAL JUST VALUE		319,426				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		314,920				
R230069 GRANT HX APP ON FILE BUT NOT ENTERED						
REFUND CITIZEN.						
BACK DATED HX TO 2023, CORRECTION WILL BE DONE AND						
JS PRMT CH P/U NEW SFD AND XFOBS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN23-00036	IN-GROUND POOL	0	08/24/2023			
B22-000693	2 POLE BARN		07/13/2022			
21001045	SFD-CO	0	11/03/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/0518	5/19/2022	WD Q	Q	I	01	326,500
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: ARATA ANDRE & LAURE						
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] W14 N4 W11 S6 D3 L3 W12 N5 FSP=[YR=2022] S5 E12 U3 R3 N6 W15 S4\$ W12 S36 E13 N3 E6 FOP=[YR=2022] W6 S3 W1 S5 E8 N5 W1 N3\$ S3 E12 N2 E21 FGR=[YR=2022] W21 S20 E21 N20\$ N34\$.						

EXTRA FEATURES															BLD DATE		LGL DATE															
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	INC DATE	AG DATE													
1	0210	CONCRETE D	0	100	0	0	2,444.00	SF	6.00	6.00	100	2022	2022	3	97	14,224																
2	0211	CONCRETE W	0	100	63	4	252.00	SF	6.00	6.00	100	2022	2022	3	97	1,467																
TOTALS															2,395	2,085	243,735															

LAND DESCRIPTION										TOTAL OB/XF										15,691					
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								