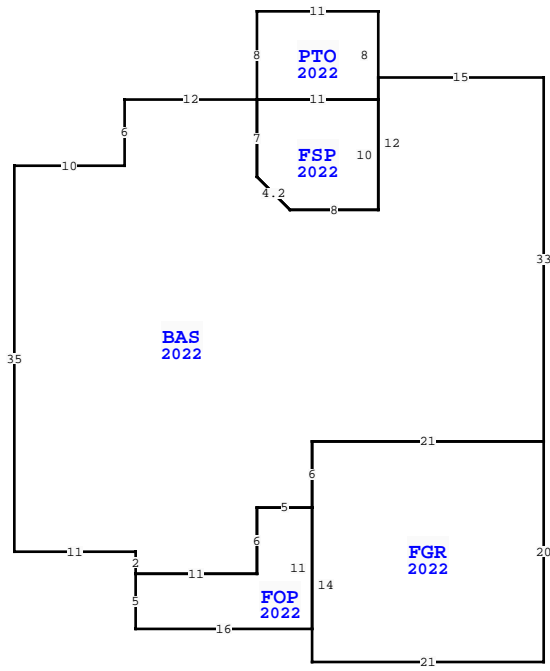




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 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	1,625	100	2022	1,625	192,568
FGR	420	50	2022	210	24,886
FOP	110	30	2022	33	3,911
FSP	106	55	2022	58	6,874
PTO	88	5	2022	4	474
TOTALS	2,349			1,930	228,711

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%	- 2024								
Heated Area: 1625						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			228,711
TOTAL MARKET OB/XF VALUE			14,213
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			302,924
SOH/AGL Deduction			0
ASSESSED VALUE			302,924
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			252,924
TOTAL JUST VALUE			302,924
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,362

JS PRMT CH P/U NEW SFD AND XFOBS
PER NEW SUB #416 PRESERVE AT WAKULLA STATION
NEW PRCL FROM 05086-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001046	SFD-CO	0	11/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0450	5/31/2022	WD Q	Q	I	01	305,000

GRANTOR: GOLDEN CONSTRUCTION C
GRANTEE: WALLACE BRANDON & R
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
1	0210	CONCRETE D	0	100	0	0	2,290.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	38	4	152.00	SF	6.00	6.00	100

TOTAL OB/XF												14,213			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100		RR2	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE						10/01/2021 PB					

BUILDING DIMENSIONS											
BAS=[YR=2022] W15 S12 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] S14 E21 N20 W21 S6\$ N6 E21 N33\$.											

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	% 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							