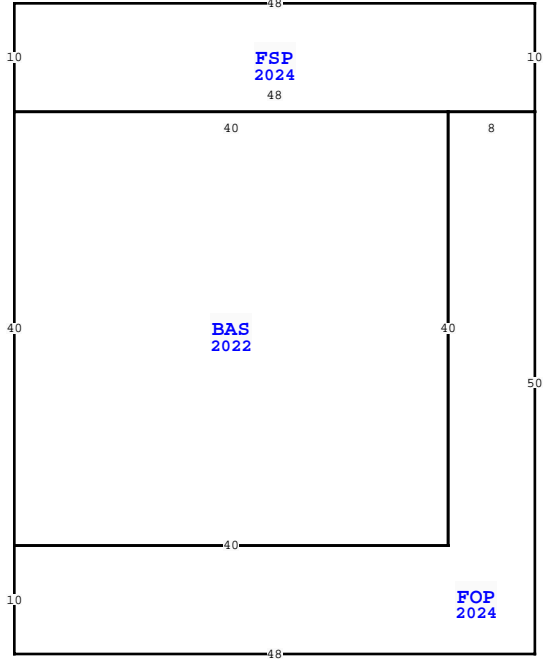


ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		80	
Interior Wall	06	CUST PANEL		20	
Interior Floo	07	VYL PLANK		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				2 100	
Bathrooms				2 100	
Story Height				0 100	
Stories	1.			1. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		01	
NEIGHBORHOOD/LOC	63.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2022	1,600	172,149
FOP	800	30	2024	240	25,822
FSP	480	55	2024	264	28,405
TOTALS	2,880			2,104	226,376

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,104	114.4000	108.68	228,663	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 1600 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		226,376				
TOTAL MARKET OB/XF VALUE		13,976				
TOTAL LAND VALUE - MARKET		37,500				
TOTAL MARKET VALUE		277,852				
SOH/AGL Deduction		131,043				
ASSESSED VALUE		146,809				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		96,809				
TOTAL JUST VALUE		277,852				
NCON VALUE		42,897				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		248,712				
MM PRMT CK 6/26/23 - CH BLD COMP, PU XFOBS CC 3/						
ADDRESS CLEAN UP - MV TO LN 1						
PORT FROM MONROE QUASNEY						
MAILING ADDR CHANGED PER OWNER COA FORM						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B22-001040	POLE BARN-CC	0	10/25/2022			
19001311	SFD-CO	0	09/23/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0124	7/11/2022	LD	U	V	30	100
GRANTOR: QUASNEY LEONARD N & P						
GRANTEE: QUASNWY LEONARD N &						
1060/0087	1/05/2018	WD	Q	V	01	28,000
GRANTOR: DUTROW TIMOTHY S						
GRANTEE: QUASNWY LEONARD N &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022;ORIG=-48,50] E40 N40 W40 S40 \$						
FSP=[YR=2024;ORIG=-48,10] E48 N10 W48 S10 \$						
FOP=[YR=2024;ORIG=-8,10] S40 W40 S10 E48 N50 W8 \$						

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	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	2022	2022	3	98	686	
2	0210	CONCRETE D	0	100	5	4	20.00	SF	6.00	6.00	100	2022	2022	3	97	116	
3	0620	WOOD UTL B	0	100	3	3	9.00	SF	6.00	6.00	100	2019	2019	3	85	46	
4	0025	BARN, POLE	0	100	36	24	864.00	SF	12.50	12.50	100	2024	2023	AV	100	10,800	
5	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2024	2022	AV	97	2,328	
TOTALS															13,976		

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							