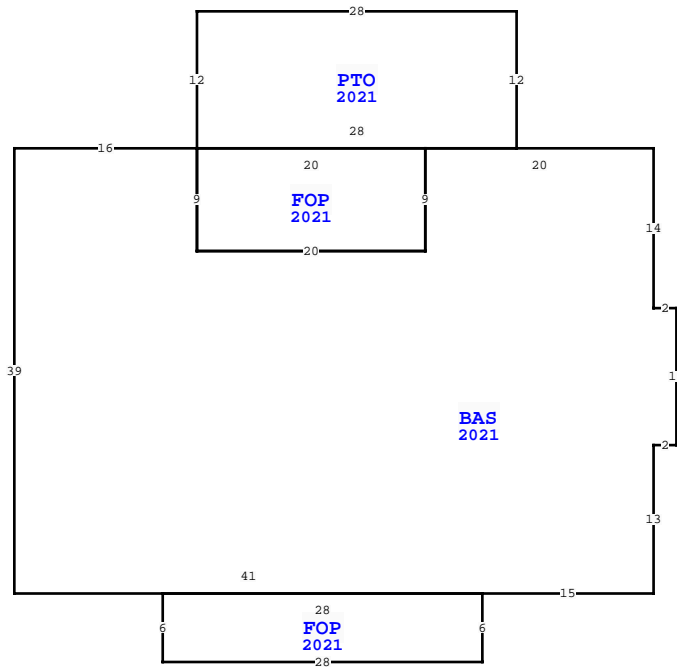




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
5000	IMPRVD AG RES				
1	MKT AREA		01		
363.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2021	2,028	208,065
FOP	168	30	2021	50	5,130
FOP	180	30	2021	54	5,540
PTO	336	5	2021	17	1,744
TOTALS	2,712			2,149	220,479

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%	- 2022									
				Heated Area: 2028				HX Base Yr 2022				



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	220,479			
TOTAL MARKET OB/XF VALUE	5,835			
TOTAL LAND VALUE - MARKET	115,550			
TOTAL MARKET VALUE	247,850			
SOH/AGL Deduction	72,456			
ASSESSED VALUE	175,394			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	125,394			
TOTAL JUST VALUE	341,864			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	243,790			
2022 AG APP RECVD APPROVED				
ADD 2022 HX - THOMAS				
2022 PORT FROM TAYLOR - THOMAS				
2022 AG RENEWAL RECD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000623	SFD	0	06/17/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1195/0288	2/26/2021	WD Q	V 01	108,000
GRANTOR: GIOANNETTI ANTHONY				
GRANTEE: THOMAS JASON M & CH				
0786/0423	2/13/2009	WD Q	V 01	94,000
GRANTOR: G & A LLOYD LLC				
GRANTEE: GIONETTI ANTHONY				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021] W20 S9 W20 FOP=[YR=2021] E20 N9 W20				
PTO=[YR=2021] E28 N12 W28 S12\$ S9\$ N9 W16 S39 E41				
FOP=[YR=2021] W28 S6 E28 N6\$ E15 N13 E2 N12 W2 N14\$.				

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	24	24	576.00	SF	6.00	6.00	100	2021	2021	3	93	3,214	
2	0211	CONCRETE W	0 100	49	4	196.00	SF	6.00	6.00	100	2021	2021	3	93	1,094	
3	0211	CONCRETE W	0 100	34	4	136.00	SF	6.00	6.00	100	2021	2021	3	93	759	
4	0700	PORT BLDG	0 100	10	10	100.00	SF	8.00	8.00	100	2021	2021	3	96	768	
TOTALS													5,835			

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	20.11	AC		1.00	1.00	1.00	325.00	325.00	6,536							