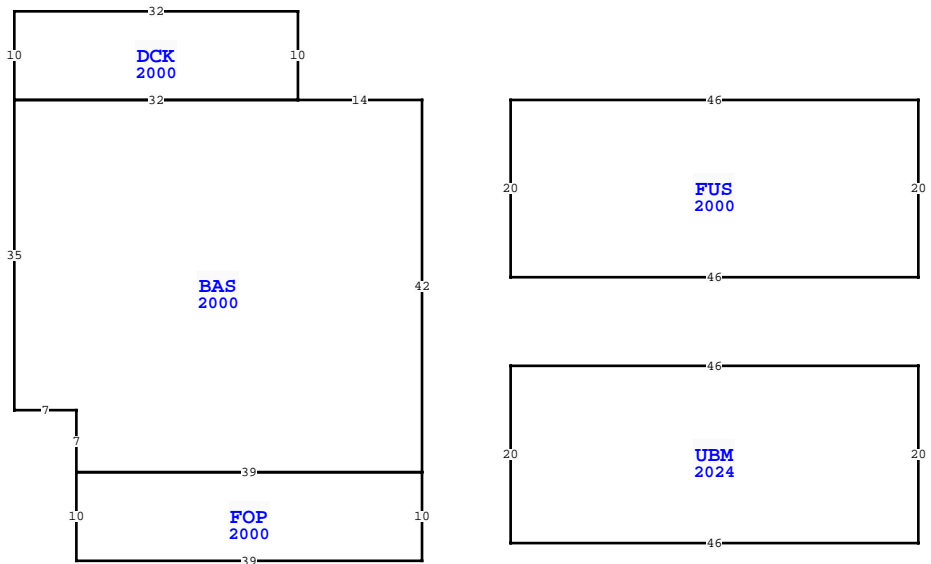




ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	50		
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	2000	1,883	171,988
DCK	320	10	2000	32	2,923
FOP	390	30	2000	117	10,687
FUS	920	100	2000	920	84,031
UBM	920	20	2024	184	16,807
TOTALS	4,433			3,136	286,435

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,136	104.5000	99.28	311,342	2000	2015	0	0	8.00	92.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2803 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		286,435				
TOTAL MARKET OB/XF VALUE		1,560				
TOTAL LAND VALUE - MARKET		8,000				
TOTAL MARKET VALUE		295,995				
SOH/AGL Deduction		0				
ASSESSED VALUE		295,995				
TOTAL EXEMPTION VALUE		VX HX HB 55,000				
BASE TAXABLE VALUE		240,995				
TOTAL JUST VALUE		295,995				
NCON VALUE		1,560				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		258,885				
ADDED BASEMENT. ESTIMATED SIZE.						
FR PRMT CK 1/16/24 - PU XFOBS.						
2023 TRIM RTND, FOR PREV OWNERS.						
MAIL ADDR CHG PER TAX COLL COA FORM						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-001104	SHED-CC		10/19/2023			
22001075	HVAC-CC	0	10/27/2022			
22000618	HVAC-CC	0	06/21/2022			
OB22-000398	RE-ROOF-CC	0	06/15/2022			
19000873	MECH	0	05/29/2019			
025928	MECH	0	11/17/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0488	8/16/2023	WD Q	Q	I	01	386,000
GRANTOR: SZAPPANOS FAMILY TRUS						
GRANTEE: YOUNG CHRISTOPHER P						
1267/0013	5/17/2022	WD U	U	I	12	199,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SZAPPANOS FAMILY TR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000;ORIG=0,0] W14 W32 S35 E7 S7 E39 N42 \$						
FUS=[YR=2000;ORIG=10,0] E46 S20 W46 N20 \$						
FOP=[YR=2000;ORIG=-39,42] S10 E39 N10 W39 \$						
DCK=[YR=2000;ORIG=-14,0] N10 W32 S10 E32 \$						
PTR=[ORIG=0,0] E10 W10 \$						
UBM=[YR=2024;ORIG=10,30] E46 S20 W46 N20 \$						

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	0525	UTL BLD <1	0	100	6	8	48.00	SF	0.00	0.00	100	2002	2002	3	20	0	
4	0375	WOOD WALK	0	100	26	4	104.00	SF	15.00	15.00	100	2024	2023	AV	100	1,560	
5	0625	PORT WD UT	0	100	14	24	336.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

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	DPHT 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	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							