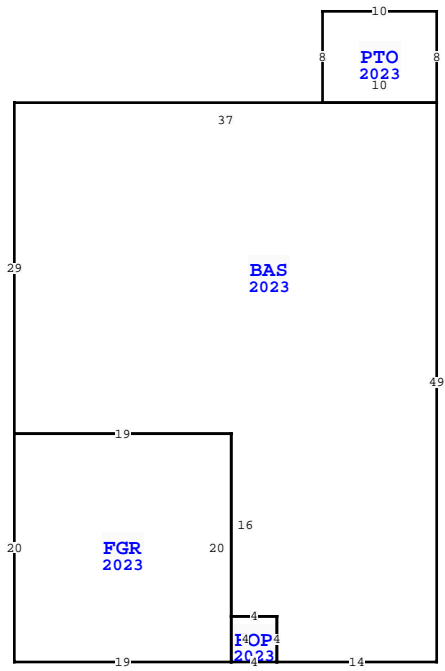


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	07		VYL PLANK 70		
Interior Floo	14		CARPET 30		
Ceiling	08		8 FT 100		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			4 100		
Bathrooms			2 100		
Stories	1.		1. 100		
Units			0 100		
Condition Adj	12		AVERAGE 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	2		MKT AREA 10		
NEIGHBORHOOD/LOC	426.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2023	1,417	156,012
FGR	380	50	2023	190	20,919
FOP	16	30	2023	5	551
PTO	80	5	2023	4	440
TOTALS	1,893			1,616	177,922

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,616	115.9000	110.10	177,922	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1417 HX Base Yr												



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		177,922		
TOTAL MARKET OB/XF VALUE		4,560		
TOTAL LAND VALUE - MARKET		57,000		
TOTAL MARKET VALUE		239,482		
SOH/AGL Deduction		0		
ASSESSED VALUE		239,482		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		239,482		
TOTAL JUST VALUE		239,482		
NCON VALUE		182,482		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		57,000		

JS PU NCON & XFOBS 06-20-2023
 5YR PRCL CK NC
 PB 6 P 38 NEW SUB #426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00004	SFD-CO	0	03/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/0552	9/15/2023	WD Q	Q	I	01	292,900
GRANTOR: DR HORTON INC						
GRANTEE: CUADRA GILBERT FRAN						
1268/0658	5/31/2022	WD Q	Q	V	05	500,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: D R HORTON INC						

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	0	46	16	736.00	SF	6.00	6.00	100	2024	2023		100	4,416	
2	0211	CONCRETE W	0	0	6	4	24.00	SF	6.00	6.00	100	2024	2023		100	144	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		08/01/2022	EB

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=140,6] W37 S29 E19 S16 E4 S4 E14 N49 \$	
FGR=[YR=2023;ORIG=122,35] W19 S20 E19 N20 \$	
PTO=[YR=2023;ORIG=140,-2] W10 S8 E10 N8 \$	
POP=[YR=2023;ORIG=126,51] W4 S4 E4 N4 \$	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	57,000.00	57,000.00	57,000								