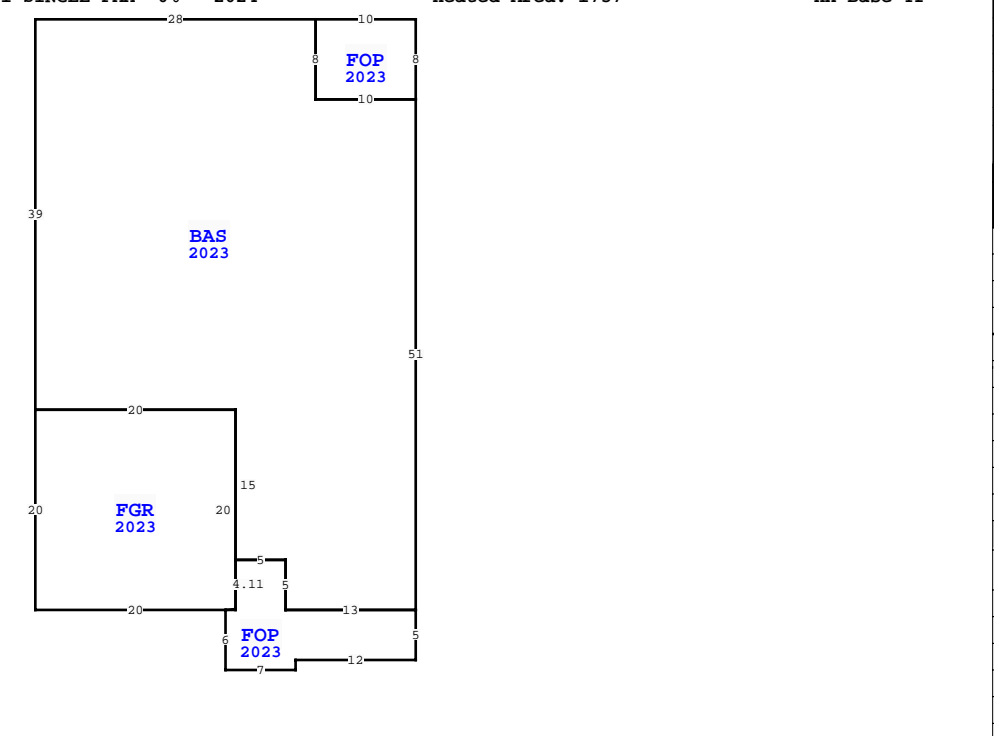


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Ceiling	08	8 FT 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,999	113.7000	108.02	215,932	2023	2023	0	0	0.00	100.00		



BUILDING CHARACTERISTICS					
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	1,737	100	2023	1,737	187,631
FGR	400	50	2023	200	21,604
FOP	80	30	2023	24	2,592
FOP	127	30	2023	38	4,105
TOTALS	2,344			1,999	215,932

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	0	0	825.00	SF	6.00	6.00	100	2024	2023	AV	100	4,950	
2	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100	2024	2023	AV	100	120	

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			215,932	
TOTAL MARKET OB/XF VALUE			5,070	
TOTAL LAND VALUE - MARKET			57,000	
TOTAL MARKET VALUE			278,002	
SOH/AGL Deduction			0	
ASSESSED VALUE			278,002	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			278,002	
TOTAL JUST VALUE			278,002	
NCON VALUE			221,002	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			57,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000085	SFD-CO	0	04/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0193	1/25/2024	WD Q	Q	I	01	332,900

GRANTOR: DR HORTON INC
GRANTEE: BYRD CASSANDRA NICO
1268/0658 5/31/2022 WD Q V 05 5,382,000
GRANTOR: PAFFORD PROPERTIES &
GRANTEE: DR HORTON INC

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

BUILDING NOTES	
BAS=[YR=2023;ORIG=20,32] E28 S8 E10 S51 W13 N5 W5 N15 W20 N39 \$	
FGR=[YR=2023;ORIG=40,71] W20 S20 E20 N20 \$	
POP=[YR=2023;ORIG=48,40] E10 N8 W10 S8 \$	
FOP=[YR=2023;ORIG=58,91] W13 N5 W5 S4.11 D0.1L1 S6 E7 N1 E12 N5 \$	

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