

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	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	2	MKT AREA		10	
NEIGHBORHOOD/LOC	426.00	MKT AREA		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2023	1,414	155,427
FGR	399	50	2023	200	21,984
FOP	12	30	2023	4	440
TOTALS	1,825			1,618	177,851

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024									
				Heated Area: 1414								
				HX Base Yr								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				177,851		
TOTAL MARKET OB/XF VALUE				4,248		
TOTAL LAND VALUE - MARKET				57,000		
TOTAL MARKET VALUE				239,099		
SOH/AGL Deduction				0		
ASSESSED VALUE				239,099		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				239,099		
TOTAL JUST VALUE				239,099		
NCON VALUE				182,099		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				57,000		
JS PU NCON & XFOBS 02-24-2023. LA 12/23						
5YR PRCL CK NC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000991	SFD-CO	0	11/08/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0162	5/10/2023	WD	Q	I	01	280,400
GRANTOR: DR HORTON INC						
GRANTEE: NEIHAUS EVAN HAROLD						
1268/0658	5/31/2022	WD	Q	V	05	5,382,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: DR HORTON INC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=-30,10] S28 E19 S18 S3 E4 E14 N49 W37 \$						
FGR=[YR=2023;ORIG=-30,38] E19 S21 W19 N21 \$						
FOP=[YR=2023;ORIG=-11,56] E4 S3 W4 N3 \$						

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	43	16	688.00	SF	6.00	6.00	100	2024	2023	AV	100	4,128	
2	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100	2024	2023	AV	100	120	

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								