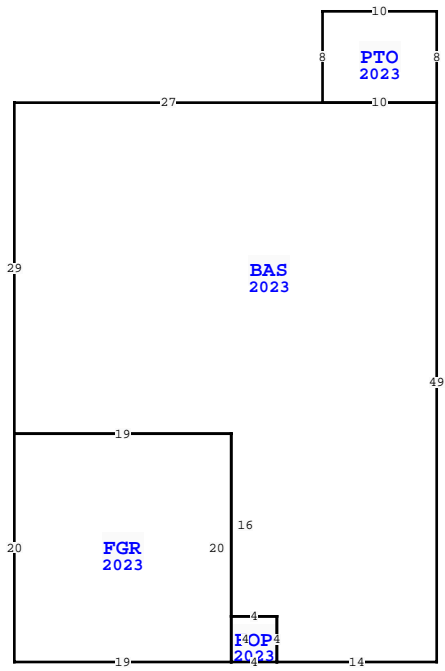


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Ceiling	08	8 FT 100
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		
1	SINGLE FAM	100%	- 2024										
				Heated Area: 1417				HX Base Yr 2024					



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	1,417	100	2023	1,417	155,346
FGR	380	50	2023	190	20,830
FOP	16	30	2023	5	548
PTO	80	5	2023	4	439
TOTALS	1,893			1,616	177,162

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	44	16	704.00	SF	6.00	6.00	100	2024	2023	AV	100	4,224	
2	0211	CONCRETE W	0	100	6	4	24.00	SF	6.00	6.00	100	2024	2023	AV	100	144	

TOTAL OB/XF												
4,368												

LAND DESCRIPTION																								
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	57,000.00	57,000.00	57,000							

TOTAL OB/XF												
4,368												

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	177,162			
TOTAL MARKET OB/XF VALUE	4,368			
TOTAL LAND VALUE - MARKET	57,000			
TOTAL MARKET VALUE	238,530			
SOH/AGL Deduction	0			
ASSESSED VALUE	238,530			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	188,530			
TOTAL JUST VALUE	238,530			
NCON VALUE	181,530			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	57,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001113	SFD-CO	0	12/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0066	5/22/2024	QC	U	I	11	100
GRANTOR: WATSON GERREN						
GRANTEE: WATSON GERREN						
1322/0598	7/20/2023	WD	Q	I	01	289,900
GRANTOR: DR HORTON INC						
GRANTEE: WATSON GERREN J						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=40,10] E27 E10 S49 W14 N4 W4 N16 W19 N29 \$												
FGR=[YR=2023;ORIG=40,39] E19 S20 W19 N20 \$												
FOP=[YR=2023;ORIG=59,55] E4 S4 W4 N4 \$												
PTO=[YR=2023;ORIG=67,2] E10 S8 W10 N8 \$												