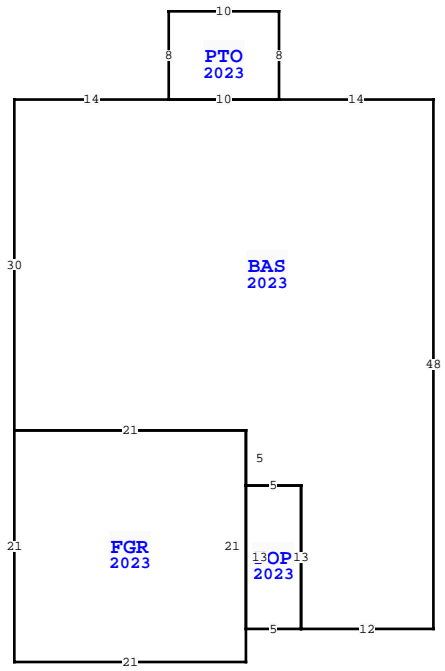


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
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: 1381				HX Base Yr 2024				



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	2	426.00
		MKT AREA	1.00/
			10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	2023	1,381	151,800
FGR	441	50	2023	220	24,182
FOP	65	30	2023	20	2,198
PTO	80	5	2023	4	440
TOTALS	1,967			1,625	178,620

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	46	16		736.00	SF	6.00			6.00	100	2024	2023	AV	100		4,416	
2	0211	CONCRETE W	0	100	7	4		28.00	SF	6.00			6.00	100	2024	2023	AV	100		168	

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	178,620			
TOTAL MARKET OB/XF VALUE	4,584			
TOTAL LAND VALUE - MARKET	57,000			
TOTAL MARKET VALUE	240,204			
SOH/AGL Deduction	0			
ASSESSED VALUE	240,204			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	190,204			
TOTAL JUST VALUE	240,204			
NCON VALUE	183,204			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	57,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001117	SFD-CO	0	12/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0883	6/30/2023	WD Q	Q	I	01	289,900

GRANTOR: DR HORTON INC					
GRANTEE: SAMPSON MATTHEW DOU					
1268/0658	5/31/2022	WD Q	V	05	5,382,000
GRANTOR: PAFFORD PROPERTIES &					
GRANTEE: DR HORTON INC					

BUILDING NOTES	
BAS=[YR=2023;ORIG=10,10] S30 E21 S5 E5 S13 E12 N48 W14 W10 W14 \$	
PTO=[YR=2023;ORIG=24,2] E10 S8 W10 N8 \$	
FGR=[YR=2023;ORIG=10,40] E21 S21 W21 N21 \$	
FOP=[YR=2023;ORIG=31,45] E5 S13 W5 N13 \$	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	57,000.00	57,000.00	57,000								