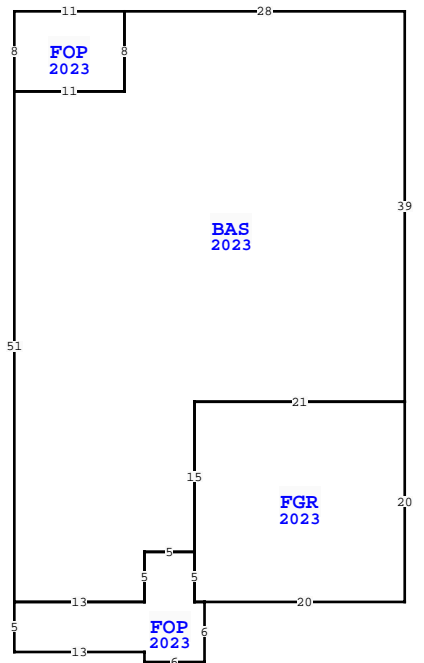


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 70			
Interior Floo	14	CARPET 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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2023	1,768	190,131
FGR	420	50	2023	210	22,583
FOP	88	30	2023	26	2,796
FOP	126	30	2023	38	4,087
TOTALS	2,402			2,042	219,597

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,042	113.2000	107.54	219,597	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1768 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				219,597		
TOTAL MARKET OB/XF VALUE				5,574		
TOTAL LAND VALUE - MARKET				57,000		
TOTAL MARKET VALUE				282,171		
SOH/AGL Deduction				0		
ASSESSED VALUE				282,171		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				282,171		
TOTAL JUST VALUE				282,171		
NCON VALUE				225,171		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				57,000		
FR PU NCON & XFOBS 01-02-2024						
5YR PRCL CK NC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN23-00039	SFD-CO	0	09/13/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0475	8/29/2024	WD	Q	I	01	310,000
GRANTOR: D R HORTON INC						
GRANTEE: HOWARD LAUREN LARAY						
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=30,20] E11 N8 E28 S39 W21 S15 W5 S5 W13 N51 \$						
FOP=[YR=2023;ORIG=30,12] E11 S8 W11 N8 \$						
FGR=[YR=2023;ORIG=48,51] E21 S20 W20 W1 N5 N15 \$						
FOP=[YR=2023;ORIG=43,66] E5 S5 E1 S6 W6 N1 W13 N5 E13 N5 \$						

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	905.00	SF	6.00	6.00	100	2024	2023	AV	100	5,430	
2	0211	CONCRETE W	0	0	6	4	24.00	SF	6.00	6.00	100	2024	2023	AV	100	144	

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							