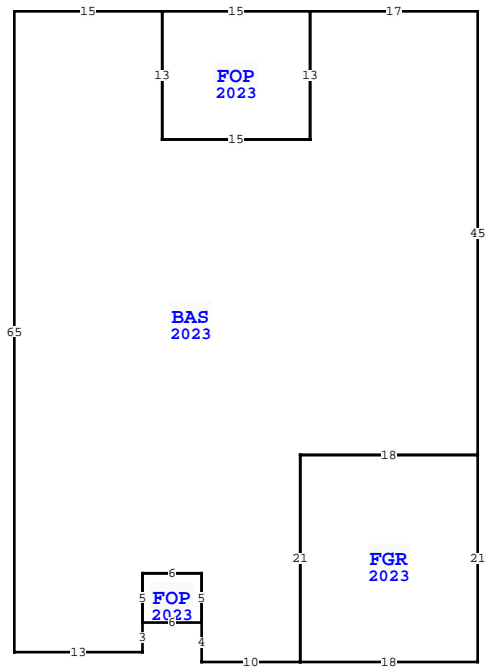


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	14	CARPET	50
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		5	100
Bathrooms		3	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	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,462	100	2023
FGR	378	50	2023
FOP	30	30	2023
FOP	195	30	2023
TOTALS	3,065		

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: 2462							
					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				280,364	
TOTAL MARKET OB/XF VALUE				5,706	
TOTAL LAND VALUE - MARKET				57,000	
TOTAL MARKET VALUE				343,070	
SOH/AGL Deduction				0	
ASSESSED VALUE				343,070	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				293,070	
TOTAL JUST VALUE				343,070	
NCON VALUE				286,070	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				57,000	
FR PU NCON & XFOBS 12-04-2023; LH 12/13/23					
5YR PRCL CK NC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
23000131	SFD-CO	0	05/05/2023		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1332/342	9/28/2023	WD Q	Q I	01	369,900
GRANTOR: DR HORTON INC					
GRANTEE: CRISTANCHO CINDY V					
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=10,10] S65 E13 N3 N5 E6 S5 S4 E10 N21 E18 N45 W17 S13 W15 N13 W15 \$					
FOP=[YR=2023;ORIG=25,10] E15 S13 W15 N13 \$					
FOP=[YR=2023;ORIG=23,67] E6 S5 W6 N5 \$					
FGR=[YR=2023;ORIG=39,55] E18 S21 W18 N21 \$					

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE
1	0210	CONCRETE D	0	100	45	16	720.00	SF	6.00	6.00	100	2024	2023	AV	100	4,320		08/01/2022	EB
2	0211	CONCRETE W	0	100	24	4	96.00	SF	6.00	6.00	100	2024	2023	AV	100	576			
3	0955	PRIVACY FE	0	100	0	0	54.00	LF	15.00	15.00	100	2024	2023	AV	100	810			

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							