

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 50
Interior Floo	14	CARPET 50
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	
0100	01	2,042	114.3000	108.58	221,720	2023	2023	0	0	0.00	100.00	

1 SINGLE FAM 0% - 2024 Heated Area: 1768 HX Base Yr

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
03 AVERAGE	0100 SINGLE FAMILY	2	426.00		
			1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2023	1,768	191,969
FGR	420	50	2023	210	22,802
FOP	88	30	2023	26	2,823
FOP	126	30	2023	38	4,126
TOTALS	2,402			2,042	221,720

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	0	0	0	825.00	SF	6.00	6.00	100	2024
2	0211	CONCRETE W	0	0	0	0	19.00	SF	6.00	6.00	100	2024
3	0955	PRIVACY FE	0	0	0	0	286.00	LF	15.00	15.00	100	2024

TOTAL OB/XF												
9,354												

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			221,720
TOTAL MARKET OB/XF VALUE			9,354
TOTAL LAND VALUE - MARKET			57,000
TOTAL MARKET VALUE			288,074
SOH/AGL Deduction			0
ASSESSED VALUE			288,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,074
TOTAL JUST VALUE			288,074
NCON VALUE			231,074
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
23000132	SFD-CO	0	05/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0466	9/28/2023	WD	Q	I	01	333,100
GRANTOR: DR HORTON INC						
GRANTEE: LAFEHR KEVIN ROBERT						
1268/0658	5/31/2022	WD	Q	V	05	5,382,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: DR HORTON INC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=10,71] E13 N5 E5 N15 E21 N39 W28 S8 W11 S51 \$												
FOP=[YR=2023;ORIG=10,12] E11 S8 W11 N8 \$												
FOP=[YR=2023;ORIG=10,71] S5 E13 S1 E6 N6 W1 N5 W5 S5 W13 \$												
FGR=[YR=2023;ORIG=28,51] S15 S5 E1 E20 N20 W21 \$												