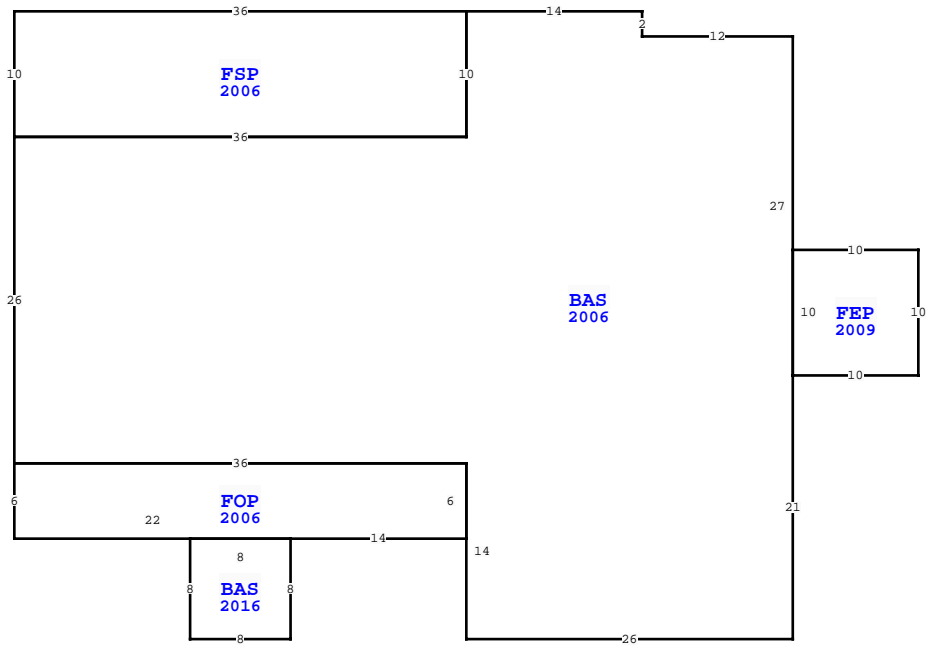


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,619	108.0000	102.60	268,709	2006	2006	0	0	15	17.00	68.00	
1 SINGLE FAM 0% - 2024 Heated Area: 2356 HX Base Yr													



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	2,212	100	2006	2,212	154,327
BAS	64	100	2016	64	4,465
FEP	100	80	2009	80	5,581
FOP	216	30	2006	65	4,535
FSP	360	55	2006	198	13,814
TOTALS	2,952			2,619	182,722

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			182,722
TOTAL MARKET OB/XF VALUE			9,098
TOTAL LAND VALUE - MARKET			9,394
TOTAL MARKET VALUE			201,214
SOH/AGL Deduction			0
ASSESSED VALUE			201,214
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			201,214
TOTAL JUST VALUE			201,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,665
5 YR PRCL CK NC			
SEE ALL OTHER NOTES ON WORK CARD			
WATER DAMAGE, SFD APPEARS IN VERY GOOD COND.			
XFOB LN 8, DEL XFOB LN 9, MINIMUM VISUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061496	SFD/CO	0	09/14/2006
2006223	2-PORCHES	0	02/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1295/0302	12/15/2022	WD Q	Q	I	05	400,000
GRANTOR: PINECREST DOUGLAS LLC						
GRANTEE: SALMON LYNN TULLY						
1281/0399	8/31/2022	WD U	U	I	30	100
GRANTOR: PINECREST FLAMINGO IN						
GRANTEE: PINECREST DOUGLAS L						

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	0211	CONCRETE W	0	0	33	3	99.00	SF	6.00	6.00	100	2007	2007	3	30	178	
2	0210	CONCRETE D	0	0	50	19	950.00	SF	6.00	6.00	100	2007	2007	3	30	1,710	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2007	2007	3	68	884	
4	0210	CONCRETE D	0	0	23	35	805.00	SF	6.00	6.00	100	2007	2007	3	30	1,449	
5	0210	CONCRETE D	0	0	54	12	648.00	SF	6.00	6.00	100	2007	2007	3	30	1,166	
6	0040	CARPORT FI	0	0	20	18	360.00	SF	12.00	12.00	100	2007	2007	3	68	2,938	
7	0620	WOOD UTL B	0	0	18	12	216.00	SF	6.00	6.00	100	2007	2007	3	30	389	
8	0213	CONCRETE P	0	0	8	8	64.00	SF	6.00	6.00	100	2007	2007	3	100	384	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	5.01	AC		1.00	1.00	0.25	7,500.00	1,875.00	9,394							