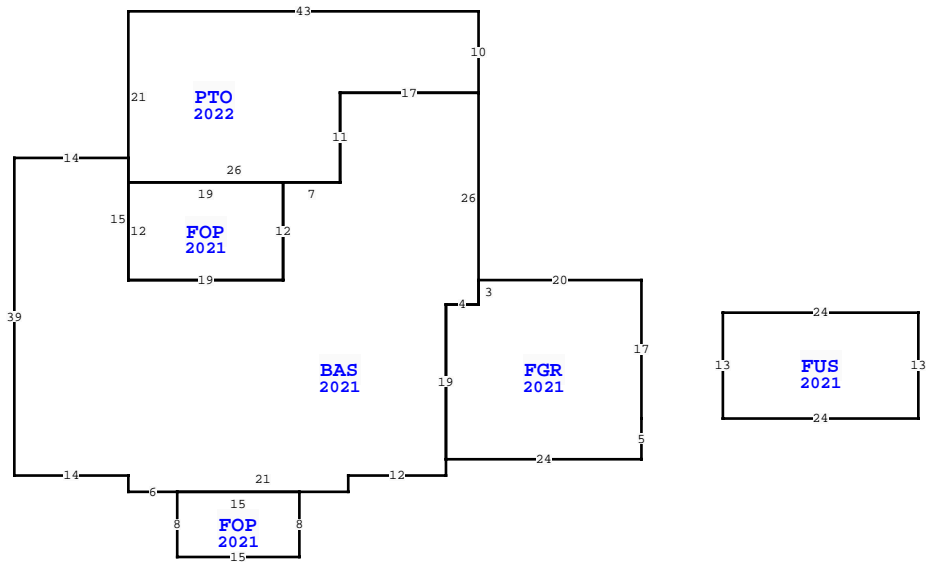


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 50
Exterior Wall	11	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 12
NEIGHBORHOOD/LOC	166.00	1.45/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	2,023	100
FGR	516	50
FOP	120	30
FOP	228	30
FUS	312	100
PTO	716	5
TOTALS	3,915	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,733	113.3000	156.07	426,539	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2335 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		418,008	
TOTAL MARKET OB/XF VALUE		7,068	
TOTAL LAND VALUE - MARKET		33,750	
TOTAL MARKET VALUE		458,826	
SOH/AGL Deduction		132,460	
ASSESSED VALUE		326,366	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		276,366	
TOTAL JUST VALUE		458,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,036	
PU XFOBS; 0940 CC JUNE 2022			
MM 5YR CK; CORR RCVR; PU PTO IN TRAVERSE			
COA PER TCO			
R210122- COC FOR ADJ FOR LOW AREA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000596	LEAN TO-CC	0	06/16/2022
20001042	SFD-CO	0	11/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0756	9/30/2023	QC	U	I	11	100
GRANTOR: SNIDER ANDREW MASON &						
GRANTEE: SNIDER ANDREW MASON						
1154/0174	6/08/2020	WD	Q	V	01	37,000
GRANTOR: PONDER ROBERT L II						
GRANTEE: SNIDER ANDREW MASON						

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	0	542.00	SF	8.70	8.70	100	2021	2021	3	93	4,385	
2	0211	CONCRETE W	0	100	0	108.00	SF	8.70	8.70	100	2022	2022	3	97	911	
3	0940	OPEN SHED	0	100	21	315.00	SF	5.80	5.80	100	2022	2022	3	97	1,772	
TOTALS														7,068		

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	0.75	45,000.00	33,750.00	33,750							