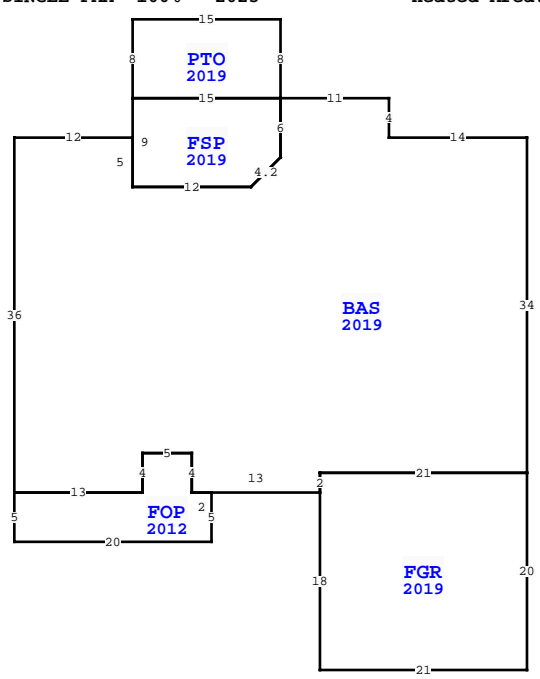




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	70		
Interior Floor	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				4	100
Bathrooms				2	100
Story Height				9	100
Stories	1.			1.	100
Units				0	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	1,784	100	2019	1,784	238,793
FGR	420	50	2019	210	28,109
FOP	120	30	2012	36	4,818
FSP	131	55	2019	72	9,637
PTO	120	5	2019	6	804
TOTALS	2,575			2,108	282,161

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%	- 2023								
				Heated Area: 1784			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		282,161	
TOTAL MARKET OB/XF VALUE		49,667	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		376,828	
SOH/AGL Deduction		164,910	
ASSESSED VALUE		211,918	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		161,918	
TOTAL JUST VALUE		376,828	
NCON VALUE		41,834	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,963	
FR PU XFOB 10-18-2023			
PORT TO PASCO - CARTER 2022			
PORT FROM 04437-A22 WAINWRIGHT			
ADD HX FOR 2020- CARTER & RUSSELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000665	POOL-CC	0	07/14/2022
20000159	PLUMBING	0	07/08/2020
19000312	SFD-CO	0	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/0046	12/29/2022	WD	U	I	16	100
GRANTOR: RUSSELL LAUREN ANN						
GRANTEE: WAINWRIGHT JONATHAN						
1296/0038	12/28/2022	WD	U	I	16	400,000
GRANTOR: CARTER JAY C						
GRANTEE: WAINWRIGHT JONATHAN						

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	0	1,272.00	SF	6.00	6.00	100	2019	2019	3	85	6,487	
2	0211	CONCRETE W	0	100	66	4	264.00	SF	6.00	6.00	100	2019	2019	3	85	1,346	
3	0955	PRIVACY FE	0	100	0	0	377.00	LF	15.00	15.00	100	2024	2020	AV	97	5,485	
4	0625	PORT WD UT	0	100	10	16	160.00	SF	0.00	0.00	100	2024	2020	AV	89	0	
5	0090	CHAINLINK	0	100	0	0	33.00	LF	12.00	12.00	100	2024	2022	AV	97	384	
6	0625	PORT WD UT	0	100	10	16	160.00	SF	0.00	0.00	100	2024	2022	AV	97	0	
7	0060	DECK WOOD	0	100	14	22	308.00	SF	5.00	5.00	100	2024	2022	AV	99	1,525	
8	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100	2024	2023	AV	100	30,720	
9	0211	CONCRETE W	0	100	0	0	596.00	SF	6.00	6.00	100	2024	2023	AV	100	3,576	
10	0211	CONCRETE W	0	100	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
												TOTAL OB/XF 49,667												

BUILDING NOTES											
BAS=[YR=2019] W14 N4 W11 PTO=[YR=2019] N8 W15 S8 E15\$ FSP=[YR=2019] W15 S9 E12 R3 U3 N6\$ S6 D3 L3 W12 N5 W12 S36 E13 N4 E5 S4 FOP=[YR=2012] N4 W5 S4 W13 S5 E20 N5 W2\$ E13 FGR=[YR=2019] S18 E21 N20 W21 S2\$ N2 E21 N34\$.											
BUILDING DIMENSIONS											