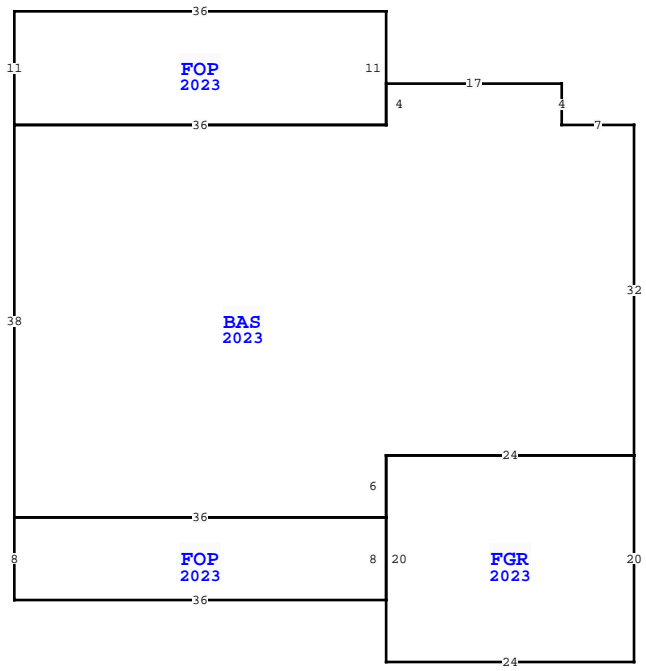


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
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 11
NEIGHBORHOOD/LOC	212.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,204	100
FGR	480	50
FOP	288	30
FOP	396	30
TOTALS	3,368	

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		292,662	2023	2023	0	0	0.00	100.00
Heated Area: 2204 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		367,370	
TOTAL MARKET OB/XF VALUE		19,304	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		461,674	
SOH/AGL Deduction		45,561	
ASSESSED VALUE		416,113	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		366,113	
TOTAL JUST VALUE		461,674	
NCON VALUE		386,674	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,428	
CORRECT BED & BATH			
HX PORT IN FROM 01602-A49			
JS PRMT CK PU NCON 1/17/2023			
CHNG LAND PRICE TO 1 LT AT \$25000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001208	SFD-CO	0	01/03/2023
21000674	WORKSHOP-CC	0	07/09/2021
21000249	DEMO-CC	0	03/10/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1197/0133	3/04/2021	WD Q	I 01
GRANTOR: AMERIS BANK		SALE PRICE	
GRANTEE: HEROLD LAURA M & DA		45,800	
1144/0897	3/26/2020	CT U	I 38
GRANTOR: GOWDY KEITH W		100	
GRANTEE: AMERIS BANK			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=30,20] E36 N4 E17 S4 E7 S32 W24 S6 W36 N38 \$			
FOP=[YR=2023;ORIG=30,20] E36 N11 W36 S11 \$			
FGR=[YR=2023;ORIG=66,52] E24 S20 W24 N20 \$			
FOP=[YR=2023;ORIG=66,58] W36 S8 E36 N8 \$			

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
6	1450	SOLAR PANE	0	100	0	28.00	UT	0.00	0.00	100	2024	2023		100
7	0210	CONCRETE D	0	100	0	2,643.00	SF	6.00	6.00	100	2024	2023		100
8	0211	CONCRETE W	0	100	0	264.00	SF	6.00	6.00	100	2024	2023		100
9	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2024	2023		98
TOTALS														

LAND DESCRIPTION														
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 19,304														



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	25	MOD	METAL	100	
Roof Structur	03	GABLE	/HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	07	NONE		80	
Interior Wall	05	DRYWALL		20	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Bathrooms				0.5	100
Story Height				10	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	212.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	69,174
UOP	720	20	2023	144	5,534
TOTALS	2,520			1,944	74,708

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	-	2024	Heated Area: 1800					HX Base Yr 2024	

BAS
2023

UOP
2023

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		367,370			
TOTAL MARKET OB/XF VALUE		19,304			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		461,674			
SOH/AGL Deduction		45,561			
ASSESSED VALUE		416,113			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		366,113			
TOTAL JUST VALUE		461,674			
NCON VALUE		386,674			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		51,428			
DEL XFOBS					
OF MH PER EB					
COC R210097 CHG QUAL & ADD AP 60 TO CHG VALUE					
DEL MH PER CO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1197/0133	3/04/2021	WD Q	I	01	45,800
GRANTOR: AMERIS BANK					
GRANTEE: HEROLD LAURA M & DA					
1144/0897	3/26/2020	CT U	I	38	100
GRANTOR: GOWDY KEITH W					
GRANTEE: AMERIS BANK					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=30,20] E60 S30 W60 N30 \$					
UOP=[YR=2023;ORIG=30,50] E60 S12 W60 N12 \$					

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

TOTAL OB/XF										0						

LAND DESCRIPTION																								
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

TOTAL OB/XF										0														