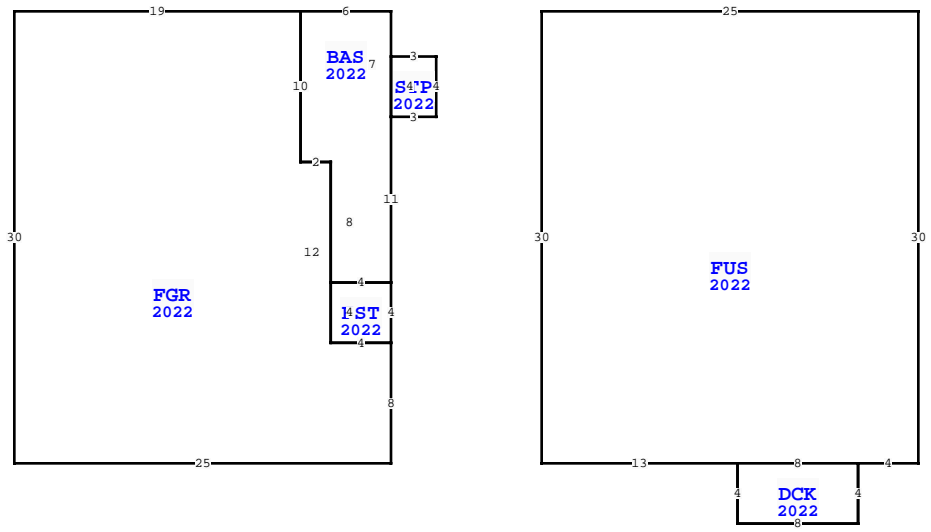


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE BRD	80
Exterior Wall	21	STONE	20
Roof Structur	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	11	CLAY TILE	10
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1.5	100
Story Height		0	100
Stories	2.	2.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	92	100	2022
DCK	32	10	2022
FGR	642	50	2022
FST	16	55	2022
FUS	782	100	2022
STP	12	10	2022
TOTALS	1,576		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,208	121.2000	115.14	139,089	2022	2022	0	0	1.00	99.00
2 SINGLE FAM 100% - 2024 Heated Area: 874 HX Base Yr 2023											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF MKT VALUE
1	0630	METAL UTL	420.00
2	0630	METAL UTL	90.00
3	0770	PUMP HOUSE	16.00
4	0950	METAL SHED	195.00
5	0740	UNFINISH O	32.00
6	0211	CONCRETE W	116.00
7	0211	CONCRETE W	140.00
8	0210	CONCRETE D	100.00
9	0940	OPEN SHED	63.00
10	0210	CONCRETE D	125.00
TOTALS			1,208

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0630	METAL UTL	0	100	28	15	SF	8.00	8.00	100	1995
2	0630	METAL UTL	0	100	9	10	SF	8.00	8.00	100	2005
3	0770	PUMP HOUSE	0	100	4	4	SF	5.00	5.00	100	2008
4	0950	METAL SHED	0	100	15	13	SF	8.00	8.00	100	1996
5	0740	UNFINISH O	0	100	4	8	SF	11.00	11.00	100	1995
6	0211	CONCRETE W	0	100	29	4	SF	6.00	6.00	100	2022
7	0211	CONCRETE W	0	100	35	4	SF	6.00	6.00	100	2022
8	0210	CONCRETE D	0	100	25	4	SF	6.00	6.00	100	2022
9	0940	OPEN SHED	0	100	7	9	SF	4.00	4.00	100	1996
10	0210	CONCRETE D	0	100	25	5	SF	6.00	6.00	100	2022
TOTALS											4,230

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	LAND VALUE
1	000100	SFR	14,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.92	AC		1.00	1.00	1.00	7,500.00	7,500.00	14,400							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,698
TOTAL MARKET OB/XF VALUE			6,093
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			158,191
SOH/AGL Deduction			0
ASSESSED VALUE			158,191
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			108,191
TOTAL JUST VALUE			158,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,363
DC OR 1293 P 532 YVONNE NICHOLAS			
FR PU SFD, DEM XFOB 1 AND ADD XFOBS			
JS 5YR CHK, P/U XFOB & NEW SFD			
COA PER TAX COLLECTORS OFFICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001092	SFD-CO	0	11/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0535	12/01/2022	WD	Q	I	01	200,000
GRANTOR: NICHOLAS JESSE A						
GRANTEE: BAKER TERRY A						
1172/0777	10/09/2020	WD	U	V	37	35,000
GRANTOR: PARKER JOEANN AKINS F						
GRANTEE: NICHOLAS JESSE A &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W6 FGR=[YR=2022] W19 S30 E25 PTR=E10	
FUS=[YR=2022] N30 E25 S30 W4 DCK=[YR=2022] W8 S4 E8 N4\$ S4 W8	
N4 W13\$ W10\$ N8 FST=[YR=2022] N4 W4 S4 E4\$ W4 N12 W2 N10\$ S10	
E2 S8 E4 N11 STP=[YR=2022] E3 N4 W3 S4\$ N7 \$.	

