

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	07	VYL PLANK 70
Interior Floo	14	CARPET 30
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
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 08
NEIGHBORHOOD/LOC	341.00	1.05/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,600	100
FGR	462	50
FOP	95	30
FOP	168	30
PTO	180	5
TOTALS	2,505	

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%	- 2022									
			Heated Area: 1600				HX Base Yr 2022					
BLD DATE 12/22/2021 JSJS LGL DATE 12/22/2021 JSJS XF DATE 12/22/2021 JSJS LAND DATE 12/22/2021 JSJS INC DATE AG DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,685
TOTAL MARKET OB/XF VALUE			4,548
TOTAL LAND VALUE - MARKET			34,500
TOTAL MARKET VALUE			250,733
SOH/AGL Deduction			17,644
ASSESSED VALUE			233,089
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			183,089
TOTAL JUST VALUE			250,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,195
TYPO CORRECTED IN OWNER NAME FROM JULIA TO JULI A			
PRMT CH, PU NEW SFD PU XFOBS			
5 YR PRCL CK, N/C			
ADD CHG PER TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000523	SFD	0	05/28/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1362/0499	5/28/2024	WD Q	I 01 364,900
GRANTOR: HINELY MELISSA CAROLI			
GRANTEE: LOVETT LANCE			
1243/0003	12/14/2021	WD Q	I 01 272,900
GRANTOR: SOUTHERN CONSTRUCTION			
GRANTEE: HINELY MELISSA CARO			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2021] W21 S22 BAS=[YR=2021] N22 W10 PTO=[YR=2021] E15 N12 W15 S12\$ W14 FOP=[YR=2021] E14 N12 W14 S12\$ W26 S32 E34 FOP=[YR=2021] W19 S5 E19 N5\$ E16 N10\$ E21 N22\$.			

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	23 17	391.00	SF	6.00	6.00	100	2021	2021	3	93	2,182	
2	0210	CONCRETE D	0 100	16 17	272.00	SF	6.00	6.00	100	2021	2021	3	93	1,518	
3	0211	CONCRETE W	0 100	38 4	152.00	SF	6.00	6.00	100	2021	2021	3	93	848	
TOTALS													4,548		

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	34,500.00	34,500.00	34,500								