

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	11	CLAY TILE	10
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	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	YEAR
BAS	1,789	100	2022
FGR	420	50	2022
FOP	95	30	2022
FOP	120	30	2022
PTO	120	5	2022
TOTALS	2,544		

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: 1789 HX Base Yr 2023												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			249,464
TOTAL MARKET OB/XF VALUE			4,848
TOTAL LAND VALUE - MARKET			34,500
TOTAL MARKET VALUE			288,812
SOH/AGL Deduction			52,466
ASSESSED VALUE			236,346
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			186,346
TOTAL JUST VALUE			288,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,092
PORT FROM TAYLOR - BUCHANAN			
MM PU SFD & XFOBS CO 6-2-22			
5YR PRCL CK NC MM			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000886	SFD-CO	0	09/20/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1271/0248	6/24/2022	WD Q	V / 01
			SALE PRICE
			369,900
GRANTOR: SOUTHERN CONSTRUCTION			
GRANTEE: BUCHANAN BLAKE B			
1165/0665	8/14/2020	WD Q	V / 05
GRANTOR: SHAW SECURITIES INC			
GRANTEE: SOUTHERN CONSTRUCTI			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2022] W18 PTO=[YR=2022] N8 W15 S8 E15\$ FOP=[YR=2022] W15 S8 E15 N8\$ S8 W15 N8 W11 N8 W14 S38 E21 FGR=[YR=2022] W21 S20 E21 N20\$ N3 E19 FOP=[YR=2022] W19 S5 E19 N5\$ S11 E13 N6 E5 N32\$.			

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
1	0210	CONCRETE D	0 100	26	17	442.00	SF	6.00	6.00	100	2022	2022
2	0211	CONCRETE W	0 100	34	4	136.00	SF	6.00	6.00	100	2022	2022
3	0210	CONCRETE D	0 100	0	0	255.00	SF	6.00	6.00	100	2022	2022
TOTAL OB/XF 4,848												

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								