

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 80
Interior Floo	11	CLAY TILE 20
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	440	50
FOP	100	30
FSP	168	55
PTO	180	5
TOTALS	2,488	

MARKET ADJUSTMENTS																																																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																												
0100	01	1,951	115.6000	115.31	224,970	2022	2022	0	0	1.00	99.00																																												
1 SINGLE FAM 0% - 2024 Heated Area: 1600 HX Base Yr																																																							
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,600</td> <td>100</td> <td>2022</td> <td>1,600</td> <td>182,651</td> </tr> <tr> <td>FGR</td> <td>440</td> <td>50</td> <td>2022</td> <td>220</td> <td>25,114</td> </tr> <tr> <td>FOP</td> <td>100</td> <td>30</td> <td>2022</td> <td>30</td> <td>3,424</td> </tr> <tr> <td>FSP</td> <td>168</td> <td>55</td> <td>2022</td> <td>92</td> <td>10,503</td> </tr> <tr> <td>PTO</td> <td>180</td> <td>5</td> <td>2022</td> <td>9</td> <td>1,028</td> </tr> <tr> <td>TOTALS</td> <td>2,488</td> <td></td> <td></td> <td>1,951</td> <td>222,720</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,600	100	2022	1,600	182,651	FGR	440	50	2022	220	25,114	FOP	100	30	2022	30	3,424	FSP	168	55	2022	92	10,503	PTO	180	5	2022	9	1,028	TOTALS	2,488			1,951	222,720
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			222,720
TOTAL MARKET OB/XF VALUE			20,829
TOTAL LAND VALUE - MARKET			34,500
TOTAL MARKET VALUE			278,049
SOH/AGL Deduction			0
ASSESSED VALUE			278,049
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			278,049
TOTAL JUST VALUE			278,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,694
5YR PRCL CK NC MM			
MM PU XFOB LNS 3-4			
MM PU NEW SFD XFOB LNS 1-2			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000574	POLE BARN-CC	0	06/10/2022
21000891	SFD-CO	0	09/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0678	5/06/2022	WD Q	Q	I	01	309,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: KNAUFF BRUCE W & MI						
1165/0665	8/14/2020	WD Q	Q	V	05	161,900
GRANTOR: SHAW SECURITIES INC						
GRANTEE: SOUTHERN CONSTRUCTI						

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	0	109	20	2,180.00	SF	6.00	6.00	100	2022	2022	3	97	12,688	
2	0211	CONCRETE W	0	0	38	4	152.00	SF	6.00	6.00	100	2022	2022	3	97	885	
3	0030	BARN, POLE	0	0	25	24	600.00	SF	9.00	9.00	100	2022	2022	3	97	5,238	
4	0080	4' CHAINLI	0	0	0	0	160.00	LF	13.00	13.00	100	2022	2022	3	97	2,018	
TOTALS																	

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