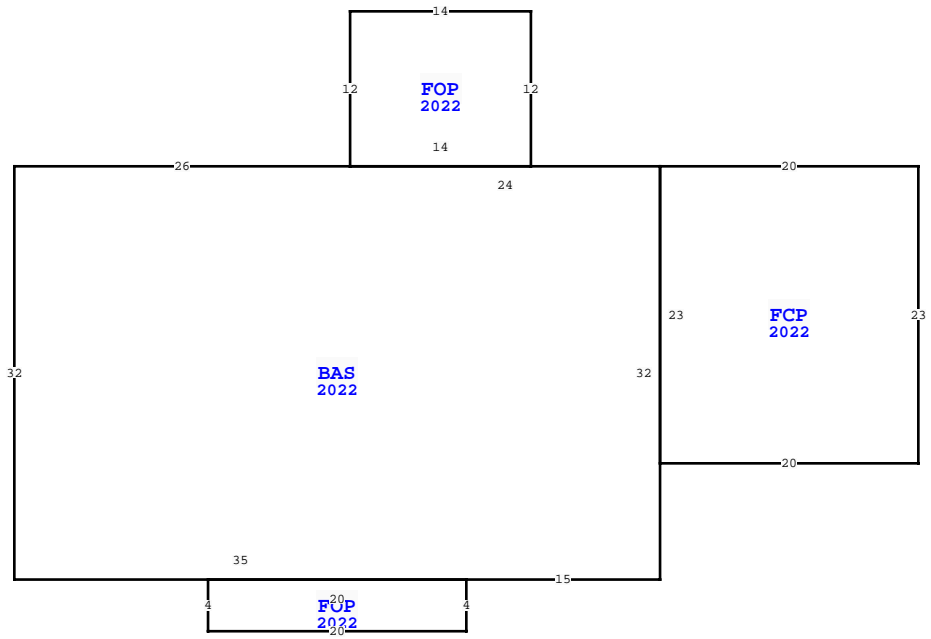


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	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
FCP	460	25
FOP	80	30
FOP	168	30
TOTALS	2,308	

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: 1600			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			197,868
TOTAL MARKET OB/XF VALUE			6,043
TOTAL LAND VALUE - MARKET			34,500
TOTAL MARKET VALUE			238,411
SOH/AGL Deduction			54,340
ASSESSED VALUE			184,071
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			134,071
TOTAL JUST VALUE			238,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,585
PORT FROM LEON - CUTCHEN			
MM PU NEW SFD XFOB LNS 1-4			
N/C SFD UNDER CONST TO BE COMP IN 2022			
ADD CHG PER TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000888	SFD-CO	0	09/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0052	5/04/2022	WD Q	Q	I	01	299,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: CUTCHEN DANIEL C &						
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	100	21	20	420.00	SF	6.00	6.00	100	2022	2022	3	97	2,444	
2	0210	CONCRETE D	0	100	20	12	240.00	SF	6.00	6.00	100	2022	2022	3	97	1,397	
3	0211	CONCRETE W	0	100	38	4	152.00	SF	6.00	6.00	100	2022	2022	3	97	885	
4	0700	PORT BLDG	0	100	14	12	168.00	SF	8.00	8.00	100	2022	2022	3	98	1,317	

BLD DATE				LGL DATE			
DATE	MM	DD	MM	DATE	MM	DD	MM
02/02/2022	02	02	2022	02/02/2022	02	02	2022

BUILDING NOTES			
BUILDING DIMENSIONS			
FCP=[YR=2022] W20 BAS=[YR=2022] W24 FOP=[YR=2022] E14 N12 W14 S12\$ W26 S32 E35 FOP=[YR=2022] W20 S4 E20 N4\$ E15 N32\$ S23 E20 N23\$.			

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