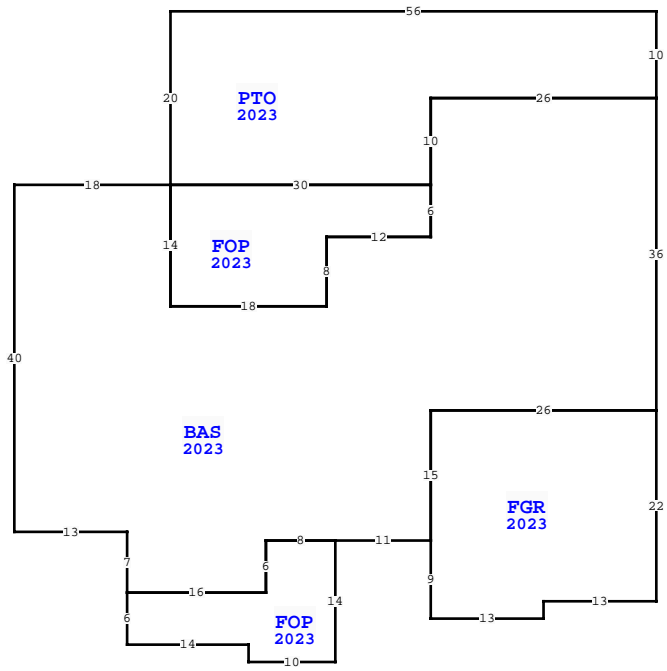




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	100		
Ceiling	10	10 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD	AG RES		
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2023	2,663	324,833
FGR	598	50	2023	299	36,472
FOP	212	30	2023	64	7,807
FOP	324	30	2023	97	11,832
PTO	860	5	2023	43	5,245
TOTALS	4,657			3,166	386,189

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%	- 2024		386,189	2023	2023	0	0	0.00	100.00
				Heated Area: 2663							
					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	386,189		
TOTAL MARKET OB/XF VALUE	6,926		
TOTAL LAND VALUE - MARKET	143,000		
TOTAL MARKET VALUE	416,435		
SOH/AGL Deduction	206,302		
ASSESSED VALUE	210,133		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	160,133		
TOTAL JUST VALUE	536,115		
NCON VALUE	393,115		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	0		
MM KEYED IN TEST AND PAPERWORK IS MISSING.			
2023 TRIM RETURNED COA			
5 YR PRCL CK NC MM SFD UNDER CONST			
2022 AG APP RECVD APPRVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000515	WORKSHOP W/LEAN T		06/05/2024
B23-000993	SCREEN ROOM-CC		11/15/2023
OBN23-00027	SOLAR PANELS-CC		08/16/2023
B22-000504	SFD-CO	0	06/17/2022
027034	ELEC	0	10/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/0781	2/23/2021	CR	U	V	11	100
GRANTOR: QUIGG DOUGLAS & SHERR						
GRANTEE: MATSON JEFFREY J &						
1194/0529	2/23/2021	WD	P	V	98	133,000
GRANTOR: QUIGG DOUGLAS & SHERR						
GRANTEE: MATSON JEFFREY J &						

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	0150	FIRE PLACE	0	100	0	1.00	UT	2,500.00	2,500.00	100	2024	2023	AV	98	2,450	
2	0210	CONCRETE D	0	100	25	18	SF	6.00	6.00	100	2024	2023	AV	100	2,700	
3	0211	CONCRETE W	0	100	74	4	SF	6.00	6.00	100	2024	2023	AV	100	1,776	
4	1450	SOLAR PANE	0	100	0	0	UT	0.00	0.00	100	2024	2023	AV	100	0	
TOTALS															6,926	

BUILDING NOTES														
BAS=[YR=2023;ORIG=-50,-40] E18 S14 E18 N8 E12 N6 N10 E26 S36 W26 S15 W11 W8 S6 W16 N7 W13 N40 \$														
FOP=[YR=2023;ORIG=-32,-40] E30 S6 W12 S8 W18 N14 \$														
PTO=[YR=2023;ORIG=-32,-60] E56 S10 W26 S10 W30 N20 \$														
FGR=[YR=2023;ORIG=-2,-14] E26 S22 W13 S2 W13 N9 N15 \$														
FOP=[YR=2023;ORIG=-21,1] E8 S14 W10 N2 W14 N6 E16 N6 \$														

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	000110	C	SFR RURAL	100					1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	25.60	AC		1.00	1.00	1.00	325.00	325.00	8,320							