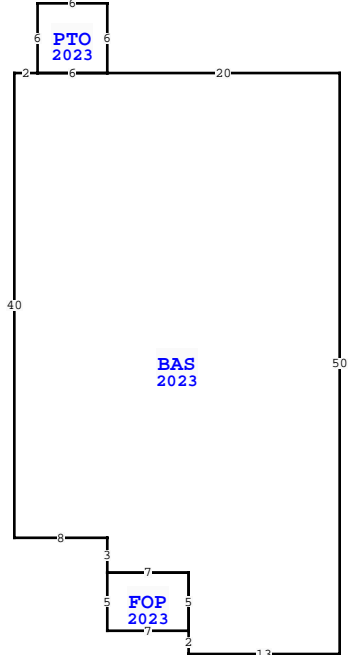


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.100	
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	22.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,271	100	2023
FOP	35	30	2023
PTO	36	5	2023
TOTALS	1,342		

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		129.44	166,072	2023	2023	0	0	0.00	100.00
				Heated Area: 1271			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,072
TOTAL MARKET OB/XF VALUE			2,544
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			176,116
SOH/AGL Deduction			40,560
ASSESSED VALUE			135,556
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			85,556
TOTAL JUST VALUE			176,116
NCON VALUE			168,616
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,500
FR PU NCON & XFOBS 11-28-2023			
MM 5YR CK NC			
5 YR PRCL CK, N/C			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000071	SFD-CO	0	07/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0845	11/16/2023	WD Q	Q	I	01	214,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: FORMAN ROBIN HORGAN						
1319/0771	7/05/2023	WD Q	Q	V	01	13,500
GRANTOR: BROWER DANIEL & SHARO						
GRANTEE: PAFFORD PROPERTIES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	0	400.00	SF	6.00	6.00	100	2024
2	0211	CONCRETE W	0	100	0	24.00	SF	6.00	6.00	100	2024
TOTALS											

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/19/2018	MMJT

BUILDING NOTES	
BAS=[YR=2023;ORIG=40,10] E2 E6 E20 S50 W13 N2 N5 W7 N3 W8 N40 \$	
PTO=[YR=2023;ORIG=42,4] E6 S6 W6 N6 \$	
POP=[YR=2023;ORIG=48,53] E7 S5 W7 N5 \$	

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							