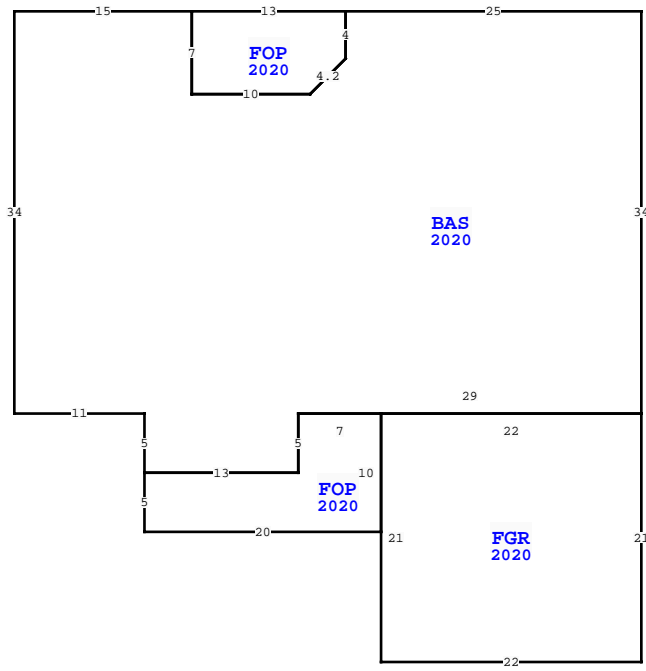




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL	PLANK	60	
Interior Floor	14	CARPET	40		
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms			4	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	2	MKT AREA		10	
NEIGHBORHOOD/LOC	337.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2020	1,781	185,783
FGR	462	50	2020	231	24,097
FOP	87	30	2020	26	2,712
FOP	135	30	2020	40	4,173
TOTALS	2,465			2,078	216,764

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%	- 2022									
			Heated Area: 1781									
				HX Base Yr 2022								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,764	
TOTAL MARKET OB/XF VALUE		14,117	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		280,881	
SOH/AGL Deduction		4,062	
ASSESSED VALUE		276,819	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		221,819	
TOTAL JUST VALUE		280,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,684	
5 YR PRCL CK, NEW SFD & XFOB LN 1-4			
COA PER NCOA TRIM REPORT			
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000567	2 SHEDS	0	05/02/2023
20000053	SFD-CO	0	04/22/2020
20071417	SFD-EXPIRED	0	10/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0086	5/27/2021	WD Q	Q	I	01	325,000
GRANTOR: CAPERTON MATTHEW & KI						
GRANTEE: SMITH JON J & STEPH						
1174/0633	10/08/2020	WD Q	Q	I	01	276,700
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: CAPERTON MATTHEW &						

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	96	15	1,440.00	SF	6.00	6.00	100	2020	2020	3	89	7,690	
2	0210	CONCRETE D	0	100	0	0	145.00	SF	6.00	6.00	100	2020	2020	3	89	774	
3	0211	CONCRETE W	0	100	45	3	135.00	SF	6.00	6.00	100	2020	2020	3	89	721	
4	0955	PRIVACY FE	0	100	0	0	339.00	LF	15.00	15.00	100	2020	2020	3	97	4,932	

TOTAL OB/XF												
14,117												
BLD DATE 10/09/2020 MMJT LGL DATE												
XF DATE 10/09/2020 MMJT LAND DATE 10/09/2020 MMJT												
INC DATE AG DATE												

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2020] W25 S4 D3 L3 W10 N7 FOP=[YR=2020] S7 E10 R3 U3 N4 W13 S W15 S34 E11 S5 E13 N5 FOP=[YR=2020] S5 W13 S5 E20 N10 W7 S E29 FGR=[YR=2020] W22 S21 E22 N21 S N34 S.						

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								