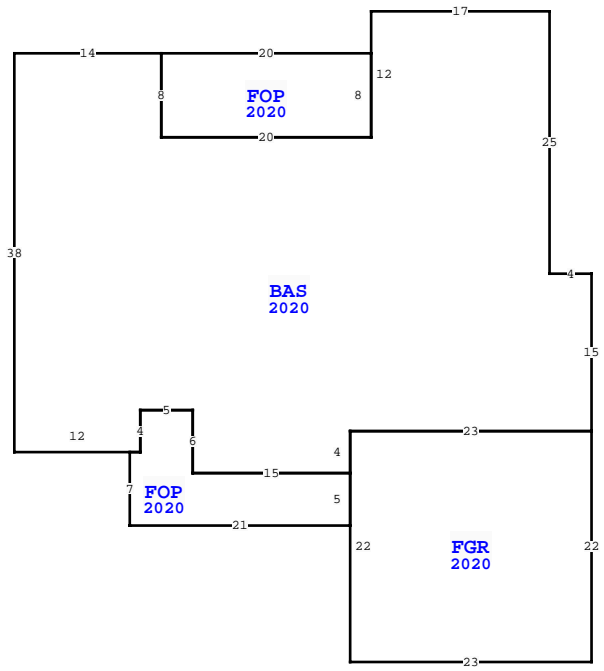


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	07	VYL PLANK 60			
Interior Floor	14	CARPET 40			
Ceiling	09	9 FT 100			
Ceiling	06	Trey/Crown 20			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,878	100	2020	1,878	201,949
FGR	506	50	2020	253	27,207
FOP	137	30	2020	41	4,409
FOP	160	30	2020	48	5,161
TOTALS	2,681			2,220	238,726

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,220	116.7000	110.86	246,109	2020	2020	0	0	0	3.00	97.00		
1 SINGLE FAM 0% - 0 Heated Area: 1878 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,726	
TOTAL MARKET OB/XF VALUE		13,252	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		301,978	
SOH/AGL Deduction		0	
ASSESSED VALUE		301,978	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		301,978	
TOTAL JUST VALUE		301,978	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		291,791	
5 YR PRCL CK, PU XFOB LN 1-4 & NEW SFD			
COA PER NCOA TRIM REPORT			
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000678	CONSTRUCT SHED W/		07/25/2024
OBN24-00015	SOLAR PANELS		03/20/2024
B24-000184	CONSTRUCT CARPORT		03/19/2024
20000051	SFD-CO	0	04/22/2020
20071436	SFD-EXPIRED	0	10/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0577	1/31/2024	WD Q	Q	I	01	389,000
GRANTOR: MAGEE JAY EDWIN & LAN						
GRANTEE: MARTIN FELTON W & D						
1172/0393	9/29/2020	WD Q	Q	I	01	291,400
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: MAGEE JAY EDWIN & L						

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	86	15	1,290.00	SF	6.00	6.00	100	2020	2020	3	89	6,889	
2	0210	CONCRETE D	0	0	0	0	168.00	SF	6.00	6.00	100	2020	2020	3	89	897	
3	0211	CONCRETE W	0	0	66	3	198.00	SF	6.00	6.00	100	2020	2020	3	89	1,057	
4	0955	PRIVACY FE	0	0	0	0	303.00	LF	15.00	15.00	100	2020	2020	3	97	4,409	

TOTAL OB/XF													
13,252													

BUILDING NOTES													
BAS=[YR=2020] W17 S12 FOP=[YR=2020] N8 W20 S8 E20\$ W20 N8 W14 S38 E12 FOP=[YR=2020] W1 S7 E21 N5 W15 N6 W5 S4\$ N4 E5 S6 E15 N4 E23 FGR=[YR=2020] W23 S22 E23 N22\$ N15 W4 N25\$.													

LAND DESCRIPTION																								
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							