

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	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	70
Interior Floo	14	CARPET	30
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	12	AVERAGE	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
BAS	1,882	100	2020
FGR	558	50	2020
FOP	150	30	2020
FOP	240	30	2020
FUS	252	100	2020
SPC	1,302	20	2024
TOTALS	4,384		

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%	- 2021								
Heated Area: 2134						HX Base Yr 2021					
TOTALS		2,790		116.38	324,700	2020	2020	0	0	3.00	97.00

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			314,959
TOTAL MARKET OB/XF VALUE			34,945
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			399,904
SOH/AGL Deduction			59,194
ASSESSED VALUE			340,710
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			290,710
TOTAL JUST VALUE			399,904
NCON VALUE			54,994
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,127
MM PRMT CK PU SPC, PU XFOBS 1/20/2023			
SENT PORT TO BE COMPLETED.			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-3			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001185	SCREEN ENCLOSURE-	0	12/14/2022
22001005	POOL-CC	0	11/03/2022
2000008	SFD-CO	0	02/11/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1163/0886	8/06/2020	WD Q	I 01
		SALE PRICE	330,000
GRANTOR: DORADO DESIGN & CONST			
GRANTEE: HALCZYN STEPHEN & B			
1094/0120	12/03/2018	QC U	V 30
GRANTOR: JAB VENTURES LLC			
GRANTEE: DORADO DESIGN & CON			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020;ORIG=0,0] W12 S8 W30 N22 W22 S19 E8 S12 E14 S16 E12 S5 E30 N38 \$			
FGR=[YR=2020;ORIG=-42,17] W14 N12 W8 S33 E22 N21 \$			
FUS=[YR=2020;ORIG=-74,38] N21 W12 S21 E12 \$			
FOP=[YR=2020;ORIG=-42,8] E30 N8 W30 S8 \$			
FOP=[YR=2020;ORIG=0,38] W30 S5 E30 N5 \$			
PTR=[ORIG=-64,38] W10 E10 \$			
SPC=[YR=2024;ORIG=-42,-31] E42 S31 W42 N31 \$			

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
1	0210	CONCRETE D	0	100 93	1,209.00	SF	6.00	6.00	100	2020	2020
2	0210	CONCRETE D	0	100 0	253.00	SF	6.00	6.00	100	2020	2020
3	0211	CONCRETE W	0	100 70	280.00	SF	6.00	6.00	100	2020	2020
4	0955	PRIVACY FE	0	100 0	216.00	LF	15.00	15.00	100	2024	2020
5	0225	POOL, FIBER	0	100 30	450.00	SF	50.00	50.00	100	2024	2023

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

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