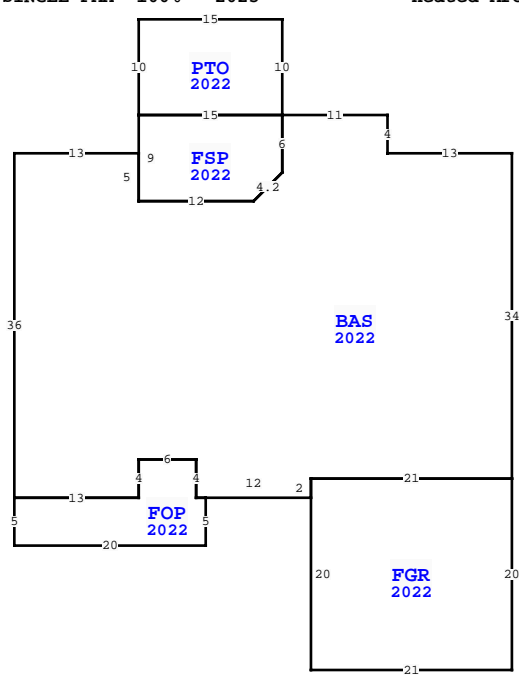


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
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
BAS	1,780	100
FGR	420	50
FOP	124	30
FSP	131	55
PTO	150	5
TOTALS	2,605	

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%	- 2023		258,213	2022	2022	0	0	1.00	99.00
Heated Area: 1780 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,631
TOTAL MARKET OB/XF VALUE			15,768
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			321,399
SOH/AGL Deduction			60,755
ASSESSED VALUE			260,644
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			210,644
TOTAL JUST VALUE			321,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,833
PORT FROM 01601-055 GAMWELL (SEXTON)			
MM PU NEW SFD XFOB 0210X2 0211 0955			
COA PER NCOA REPORT			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001237	SFD-CO	0	12/01/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1219/0435	7/13/2021	QC U	V 11 100
GRANTOR: STEPHENS WILLIAM L &			
GRANTEE: GAMWELL JOHN EDWARD			
0999/0607	5/04/2016	QC U	V 14 100
GRANTOR: STEPHENS WILLIAM L &			
GRANTEE: SEXTON AMANDA STEPH			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2022] W13 N4 W11 PTO=[YR=2022] N10 W15 S10 E15\$ FSP=[YR=2022] W15 S9 E12 R3 U3 N6\$ S6 D3 L3 W12 N5 W13 S36 FOP=[YR=2022] S5 E20 N5 W1 N4 W6 S4 W13\$ E13 N4 E6 S4 E12 N2 E21 FGR=[YR=2022] W21 S20 E21 N20\$ N34\$.			

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	128	12			6.00	100	2022	2022	3	97	8,940	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2022	2022	3	97	2,875	
3	0211	CONCRETE W	0	100	62	4			6.00	100	2022	2022	3	97	1,443	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2022	2022	3	99	2,510	

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							