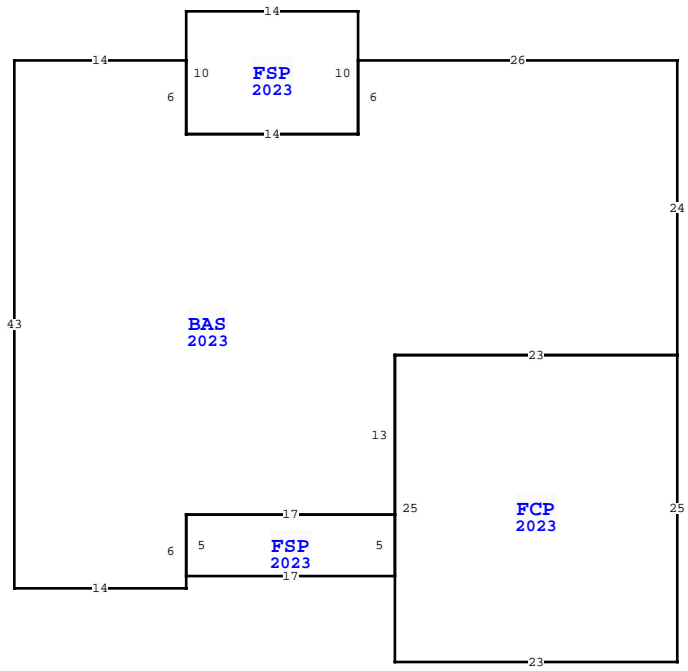




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	07	VYL PLANK 90			
Interior Floor	11	CLAY TILE 10			
Ceiling	06	Trey/Crown 100			
Ceiling	09	9 FT 100			
Ceiling	05	Coffered/Cove 50			
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	1	MKT AREA 09			
NEIGHBORHOOD/LOC	379.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	2023	1,699	234,241
FCP	575	25	2023	144	19,853
FSP	85	55	2023	47	6,480
FSP	140	55	2023	77	10,616
TOTALS	2,499			1,967	271,190

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								
			Heated Area: 1699				HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			271,190
TOTAL MARKET OB/XF VALUE			8,568
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			354,758
SOH/AGL Deduction			43,905
ASSESSED VALUE			310,853
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			260,853
TOTAL JUST VALUE			354,758
NCON VALUE			279,758
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			37,500
5YR PRCL CK NC			
COA PER NCOA REPORT			
2021 AG REMOVED			
2019 AG NOTICE RECVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000128	SFD-CO	0	01/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0419	4/27/2023	WD Q	Q	I	01	483,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: COXWELL BRANDY & TI						
1109/0359	5/10/2019	WD Q	Q	I	05	200,000
GRANTOR: VARNUM ELLIOT & DONNA						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	0	1,200.00	SF	6.00	6.00	100	2024	2023		100	7,200	
2	0211	CONCRETE W	0	100	57	228.00	SF	6.00	6.00	100	2024	2023		100	1,368	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		01/02/2014	KLSR

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=20,20] E14 S6 E14 N6 E26 S24 W23 S13 W17 S6 W14 N43 \$	
FSP=[YR=2023;ORIG=34,26] E14 N10 W14 S10 \$	
FSP=[YR=2023;ORIG=34,57] E17 S5 W17 N5 \$	
FCP=[YR=2023;ORIG=51,44] E23 S25 W23 N25 \$	

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					5.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	75,000							