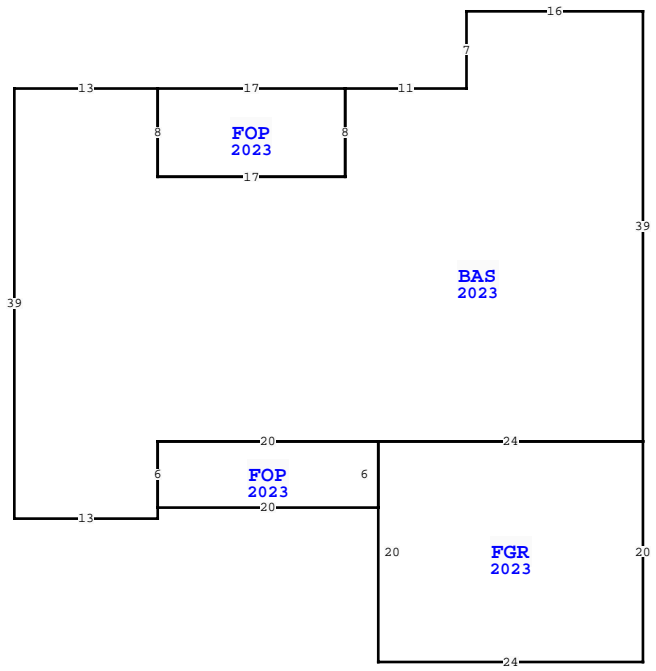




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	WOOD FRAME 100				
02	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
01	FIREPLACE 100				
	0 100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
346.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2023	1,891	204,266
FGR	480	50	2023	240	25,925
FOP	120	30	2023	36	3,889
FOP	136	30	2023	41	4,429
TOTALS	2,627			2,208	238,508

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: 1891						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		241,132	
TOTAL MARKET OB/XF VALUE		46,780	
TOTAL LAND VALUE - MARKET		48,500	
TOTAL MARKET VALUE		336,412	
SOH/AGL Deduction		32,324	
ASSESSED VALUE		304,088	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		254,088	
TOTAL JUST VALUE		336,412	
NCON VALUE		287,912	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		35,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000234	IN-GROUND POOL, P		03/23/2023
23000234	POOL	0	03/23/2023
22001059	SFD-CO	0	11/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0188	9/10/2021	WD Q	Q	V	01	35,000
GRANTOR: JOHNSON LAURA L						
GRANTEE: BROWN MEREDITH LANE						
0867/0579	12/05/2011	WD U	U	V	12	20,100
GRANTOR: AMERIS BANK SUCCESSOR						
GRANTEE: JOHNSON LAURA 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
2	0211	CONCRETE W	0	100	67	4	268.00	SF	6.00	6.00	100	2024	2023	AV	100	1,608	
3	0210	CONCRETE D	0	100	126	12	1,512.00	SF	6.00	6.00	100	2024	2023	AV	100	9,072	
4	0210	CONCRETE D	0	100	0	0	826.00	SF	6.00	6.00	100	2024	2023	AV	100	4,956	
6	0125	MTL/VYL AC	0	100	0	0	124.00	LF	19.00	19.00	100	2024	2023		100	2,356	
7	0211	CONCRETE W	0	100	12	4	48.00	SF	6.00	6.00	100	2024	2023		100	288	
8	0220	POOL VINYL	0	100	28	14	392.00	SF	60.00	60.00	100	2024	2023		100	23,520	
9	0214	POOL DECK	0	100	0	0	480.00	SF	6.00	6.00	100	2024	2023		100	2,880	
10	0025	BARN, POLE	0	100	14	12	168.00	SF	12.50	12.50	100	2024	2023		100	2,100	

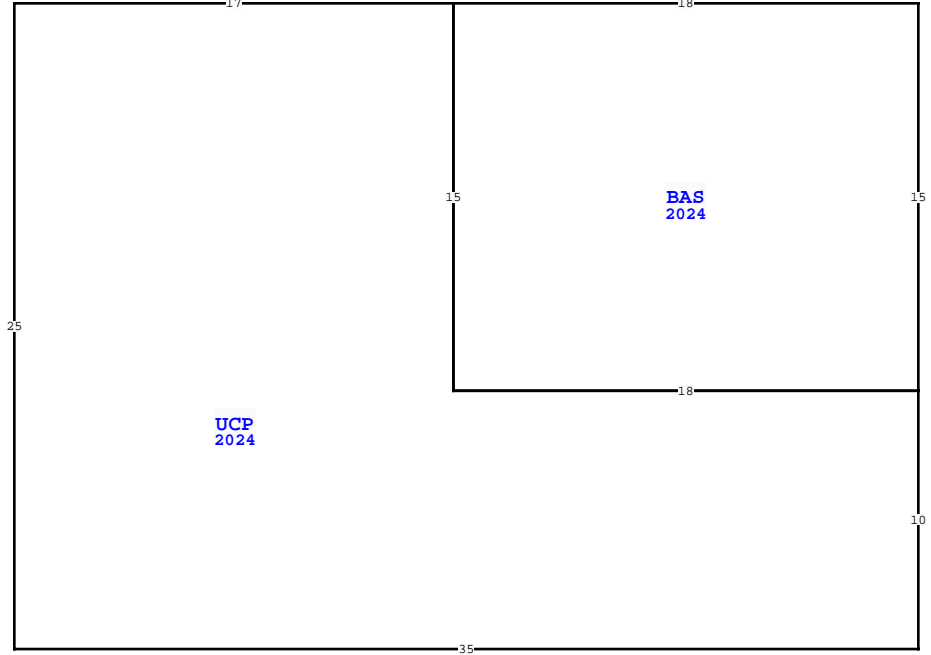
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	48,500.00	48,500.00	48,500							

TOTAL OB/XF												46,780												
REVIEW DATE 03/13/2024 BY Nwatts Total Acres: 1.00 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 04/22/2026 BY SYS																								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 40
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR	MT 100
Interior Wall	07	NONE	100
Interior Floo	03	CONC	FINSH 100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	346.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	270	100	2024
UCP	605	20	2024
TOTALS	875	391	2,624

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MTL	BLD/RES	100%	- 2024							
Heated Area: 270					HX Base Yr		2024				



WAKULLA COUNTY PROPERTY PAGE 2 of 2 3

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Tax Group: 3	Tax Dist:	
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GRANTEE: BROWN MEREDITH LANE						
0867/0579	12/05/2011	WD	U	V	12	20,100
GRANTOR: AMERIS BANK SUCCESSOR						
GRANTEE: JOHNSON LAURA L						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2024;ORIG=20,-10] E18 S15 W18 N15 \$
 UCP=[YR=2024;ORIG=20,-10] W17 S25 E35 N10 W18 N15 \$

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

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