

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 Floo	07	VYL PLANK 90			
Interior Floo	11	CLAY TILE 10			
Ceiling	06	Trey/Crown 50			
Ceiling	05	Coffered/Cove 30			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		9 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	2024	1,857	261,224
FGR	444	50	2024	222	31,229
FOP	132	30	2024	40	5,627
FSP	176	55	2024	97	13,645
PTO	16	5	2024	1	141
TOTALS	2,625			2,217	311,865

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024		311,865	2023	2023	0	0	0.00	100.00	

Heated Area: 1857 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			311,865
TOTAL MARKET OB/XF VALUE			14,754
TOTAL LAND VALUE - MARKET			48,500
TOTAL MARKET VALUE			375,119
SOH/AGL Deduction			0
ASSESSED VALUE			375,119
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			375,119
TOTAL JUST VALUE			375,119
NCON VALUE			326,619
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,000
FR PU NCON & XFOBS NO CO ISSUED AS OF 1/25/2024			
JS FOUND SALE, NO CO ISSUED, SETTING FOR INSP			
5YR PRCL CK NC			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000125	SFD-CO	0	12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0328	8/02/2023	WD Q	Q	I	01	392,600
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: CAREY LINDA A						
1283/0811	9/16/2022	WD Q	Q	V	01	37,500
GRANTOR: JASON WESSINGER CONST						
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	0	0	0	2,239.00	SF	6.00	6.00	100	2024	2023	AV	100	13,434	
2	0211	CONCRETE W	0	0	0	0	220.00	SF	6.00	6.00	100	2024	2023	AV	100	1,320	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/16/2020 JB	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=48,0] E12 S37 W12 S4 W21 N4 W9 N6 W15 N4 W6 N19 E29 E22 N8 \$	
FSP=[YR=2024;ORIG=26,0] E10 E4 E8 S8 W22 N8 \$	
PTO=[YR=2024;ORIG=36,-4] E4 S4 W4 N4 \$	
FGR=[YR=2024;ORIG=-3,27] E6 S4 E15 S6 S14 W21 N24 \$	
FOP=[YR=2024;ORIG=27,41] E21 S5 W12 S3 W9 N8 \$	

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	DPTH 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	48,500.00	48,500.00	48,500								