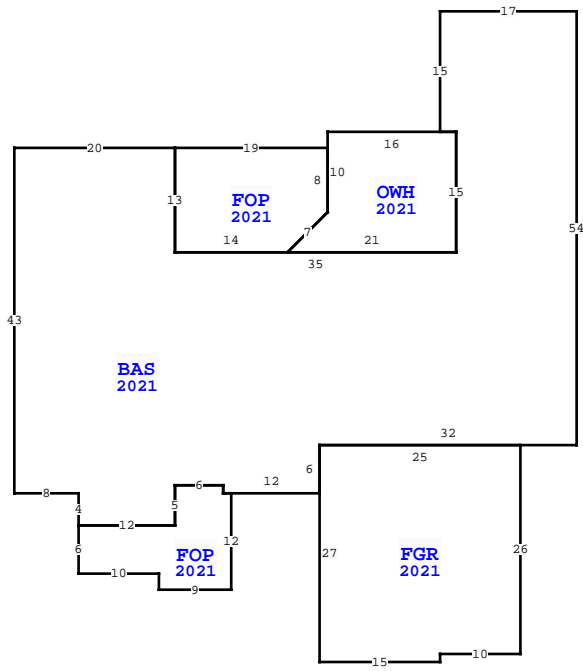




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE	80		
Exterior Wall	05	HARDIE	BRD	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	60		
Interior Floo	14	CARPET	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3.5	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2021	2,690	306,036
FGR	665	50	2021	332	37,771
FOP	166	30	2021	50	5,689
FOP	235	30	2021	70	7,963
OWH	253	100	2021	253	28,784
TOTALS	4,009			3,395	386,243

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		Heated Area: 2943					HX Base Yr 2023		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			386,243
TOTAL MARKET OB/XF VALUE			17,939
TOTAL LAND VALUE - MARKET			48,500
TOTAL MARKET VALUE			452,682
SOH/AGL Deduction			51,045
ASSESSED VALUE			401,637
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			351,637
TOTAL JUST VALUE			452,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,939
COA PER NCOA REPORT			
CORRECTIONS MADE ON BLDG SCN PER PROOFING LBH			
PU NEW SFD ADDED XFOB LINES 1-4			
ADDRESS CHANGE PER PERMIT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000176	SFD-CO	0	10/19/2020
20000176	SFD	0	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0550	12/10/2021	CD	U	V	11	100
GRANTOR: ADAMS MAURICE & LOVET						
GRANTEE: ADAMS MAURICE & ADA						
1239/0926	11/23/2021	QC	U	V	11	100
GRANTOR: ADAMS MAURICE & LOVET						
GRANTEE: ADAMS MAURICE & ADA						

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	76	16	1,216.00	SF	6.00	6.00	100	2021	2021	3	93	6,785	
2	0210	CONCRETE D	0	100	97	16	1,552.00	SF	6.00	6.00	100	2021	2021	3	93	8,660	
3	0211	CONCRETE W	0	100	12	10	120.00	SF	6.00	6.00	100	2021	2021	3	93	670	
4	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2021	2021	3	96	1,824	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2021] W17 S15 E2 S15 OWH=[YR=2021] N15 W16 S10 L5 D5 E21\$ W35 N13 FOP=[YR=2021] S13 E14 R5 U5 N8 W19\$ W20 S43 E8 S4 E12 N5 E6 S1 FOP=[YR=2021] N1 W6 S5 W12 S6 E10 S2 E9 N12 W1\$ E12 N6 FGR=[YR=2021] S27 E15 N1 E10 N26 W25\$ E32 N54\$.			

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	48,500.00	48,500.00	48,500								