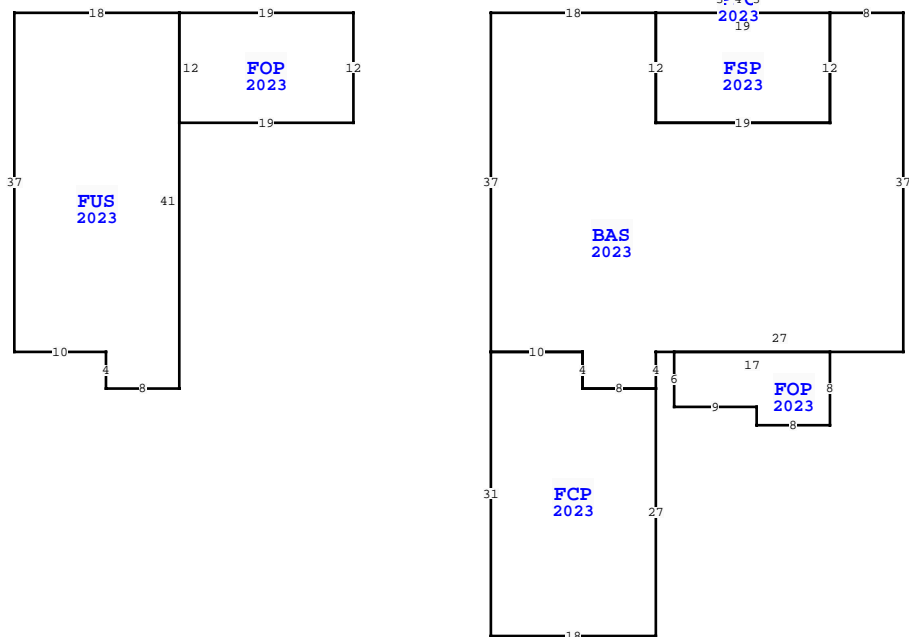


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	70
Interior Floor	14	CARPET	30
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2.5	100
Stories	1.5	1.5	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	90.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,469	100	2023
FCP	526	25	2023
FOP	118	30	2023
FOP	228	30	2023
FSP	228	55	2023
FUS	698	100	2023
PTO	12	5	2023
TOTALS	3,279		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	-	2024							
				Heated Area:	2167			HX Base Yr	2024		



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		271,153		
TOTAL MARKET OB/XF VALUE		2,137		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		348,290		
SOH/AGL Deduction		18,776		
ASSESSED VALUE		329,514		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		279,514		
TOTAL JUST VALUE		348,290		
NCON VALUE		271,525		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		61,841		
PRMT CH PU NEW SFD AND XFOBS 06-06-2023				
5 YR PRCL CH, N/C				
5 YR PRCL CH, PU XFOB LN 2, CHG PRCL USE CODE				
COC#R070063 TO CORR LAND VAL AND DEL MH SITE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22001073	SFD-CO	0	11/10/2022	
20061045	REPAIR ELEC FOR W	0	06/23/2006	
2005921	ELECT	0	07/05/2005	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1320/0625	7/13/2023	QC U	V 11	100
GRANTOR: BELL EMILY				
GRANTEE: ADAIR CHARLES C				
1277/0198	8/05/2022	QC U	V 30	100
GRANTOR: ADAIR CHARLES C & CYN				
GRANTEE: ADAIR CHARLES C				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2023;ORIG=150,10] W8 S12 W19 N12 W18 S37 E10 S4 E8 N4 E27 N37 \$				
FCP=[YR=2023;ORIG=105,47] S31 E18 N27 W8 N4 W10 \$				
FSP=[YR=2023;ORIG=123,22] E19 N12 W19 S12 \$				
FOP=[YR=2023;ORIG=142,47] W17 S6 E9 S2 E8 N8 \$				
PTO=[YR=2023;ORIG=134,10] N3 W4 S3 E4 \$				
FOP=[YR=2023;ORIG=90,10] W19 S12 E19 N12 \$				
FUS=[YR=2023;ORIG=71,10] W18 S37 E10 S4 E8 N41 \$				

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	0620	WOOD UTL B	0	100	12	14	168.00	SF	6.00	6.00	100	2014	2014	AV	62	625	
7	0350	BOATDOCK A	0	100	27	8	216.00	SF	26.40	26.40	100	1999	1999	GD	20	1,140	
8	0210	CONCRETE D	0	100	31	2	62.00	SF	6.00	6.00	100	2024	2023	AV	100	372	

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	000132	C	SFR RIVER	100		RR1	98.00	409.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							