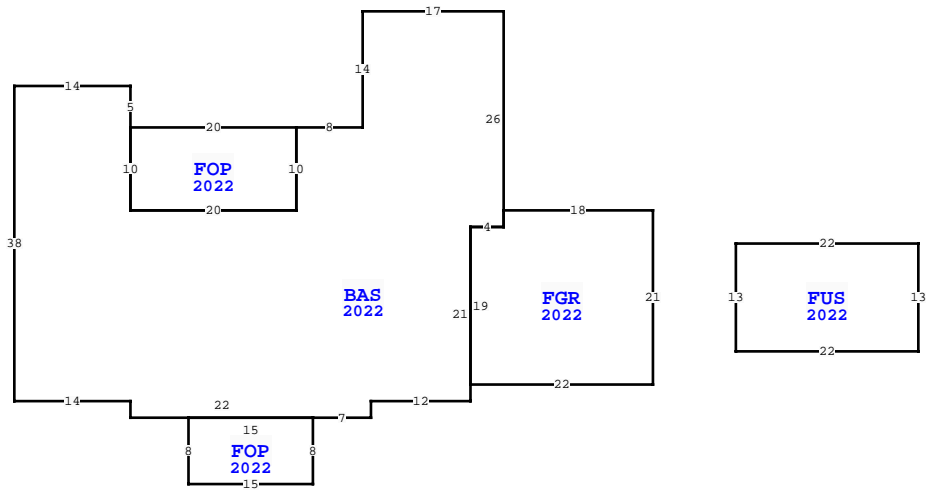


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	11	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Kitchen	GD	GOOD 100
Quality	07	GOOD

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: 2315	HX Base Yr 2023



SINGLE FAMILY					
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100	2022	2,029	302,572
FGR	454	50	2022	227	33,851
FOP	120	30	2022	36	5,369
FOP	200	30	2022	60	8,948
FUS	286	100	2022	286	42,649
TOTALS	3,089			2,638	393,388

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	30	27	810.00	SF	6.00	6.00	100	2022	2022	3	97	4,714	
2	0211	CONCRETE W	0	100	47	3	141.00	SF	6.00	6.00	100	2022	2022	3	97	821	
3	0250	ASPHALT AV	0	100	0	0	2,912.00	SF	2.00	2.00	100	2022	2022	3	97	5,649	
4	0211	CONCRETE W	0	100	6	5	30.00	SF	6.00	6.00	100	2022	2022	3	97	175	
5	0250	ASPHALT AV	0	100	0	0	2,912.00	SF	2.00	2.00	100	2022	2022	3	97	5,649	
6	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2022	2022	3	98	1,862	

TOTAL OB/XF													
18,870													

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	6.10	AC		1.00	1.00	1.00	7,500.00	7,500.00	45,750							

TOTAL OB/XF													
18,870													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	393,388		
TOTAL MARKET OB/XF VALUE	18,870		
TOTAL LAND VALUE - MARKET	45,750		
TOTAL MARKET VALUE	458,008		
SOH/AGL Deduction	203,969		
ASSESSED VALUE	254,039		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	204,039		
TOTAL JUST VALUE	458,008		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	458,582		

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1289/0733	10/31/2022	WD Q	I 01	595,000

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
BAS=[YR=2022] W17 S14 W8 S10 W20 N10 FOP=[YR=2022] S10 E20 N10 W20\$ N5 W14 S38 E14 S2 E22 FOP=[YR=2022] W15 S8 E15 N8\$ E7 N2 E12 N21 E4 FGR=[YR=2022] W4 S19 E22 PTR=E10 N4 FUS=[YR=2022] E22 N13 W22 S13 \$ S4 W10\$ N21 W18 S2\$ N26\$.			