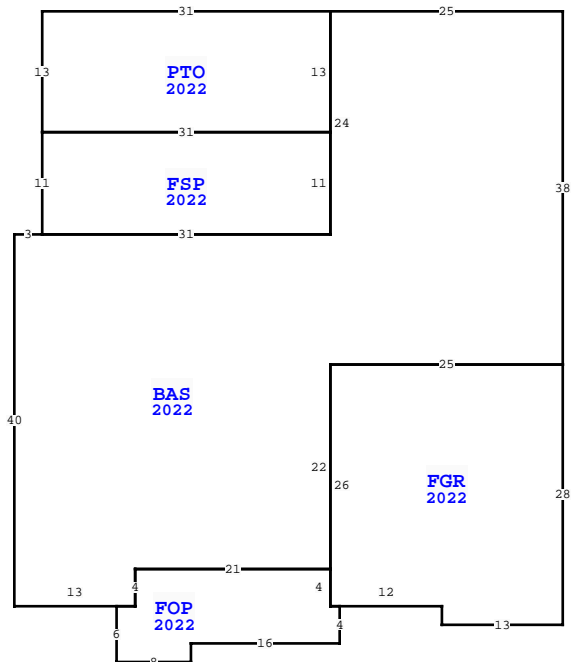


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			2.5	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		07	
NEIGHBORHOOD/LOC	263.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2022	2,226	233,641
FGR	676	50	2022	338	35,477
FOP	196	30	2022	59	6,192
FSP	341	55	2022	188	19,733
PTO	403	5	2022	20	2,099
TOTALS	3,842			2,831	297,142

**MARKET ADJUSTMENTS**

1 SINGLE FAM 100% - 2023 Heated Area: 2226 HX Base Yr 2023



40 COQUINA CROSSING DR, ST MARKS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/20/2019
INC DATE		AG DATE	

PAGE 1 of 1

WAKULLA COUNTY PROPERTY VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	297,142			
TOTAL MARKET OB/XF VALUE	15,702			
TOTAL LAND VALUE - MARKET	14,000			
TOTAL MARKET VALUE	326,844			
SOH/AGL Deduction	55,771			
ASSESSED VALUE	271,073			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	221,073			
TOTAL JUST VALUE	326,844			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	327,315			
PRMT CK, PU BLD 2				
QSTNR RTND - NO CHANGE IN RESIDENCY - RMVD H4				
H4 - MAILED QUESTIONNAIRE DUE TO NOTES DATED 9/5 & 2023 TRM RTND.				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B24-000657	GENERATOR		07/12/2024	
B24-000137	CONSTRUCT SHED-CC		03/08/2024	
21001277	SFD-CO	0	01/11/2022	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / CD	SALE PRICE
1233/0532	10/08/2021	QC U	V 11	100
GRANTOR: VITALI LORA ANN				
GRANTEE: VITALI LORA ANN & G				
1041/0832	7/18/2017	QC U	V 11	100
GRANTOR: VITALI JOSEPH S & DEL				
GRANTEE: VITALI LORA ANN				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2022] W25 S24 W31 FSP=[YR=2022] E31 N11 W31 PTO=[YR=2022] E31 N13 W31 S13\$ S11\$ W3 S40 E13 N4 E21 FOP=[YR=2022] W21 S4 W2 S6 E8 N2 E16 N4 W1 N4\$ N22 E25 FGR=[YR=2022] W25 S26 E12 S2 E13 N28 \$ N38\$.				

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	0	0	2,041.00	SF	6.00	6.00	100	2022	2022	3	97	11,879	
2	0211	CONCRETE W	0	100	54	4	216.00	SF	6.00	6.00	100	2022	2022	3	97	1,257	
3	0211	CONCRETE W	0	100	0	0	82.00	SF	6.00	6.00	100	2022	2022	3	97	477	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	
5	0620	WOOD UTL B	0	100	14	10	140.00	SF	6.00	6.00	100	2022	2022	3	97	815	

LAND DESCRIPTION		TOTAL OB/XF 15,702																						
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	14,000.00	14,000.00	14,000							