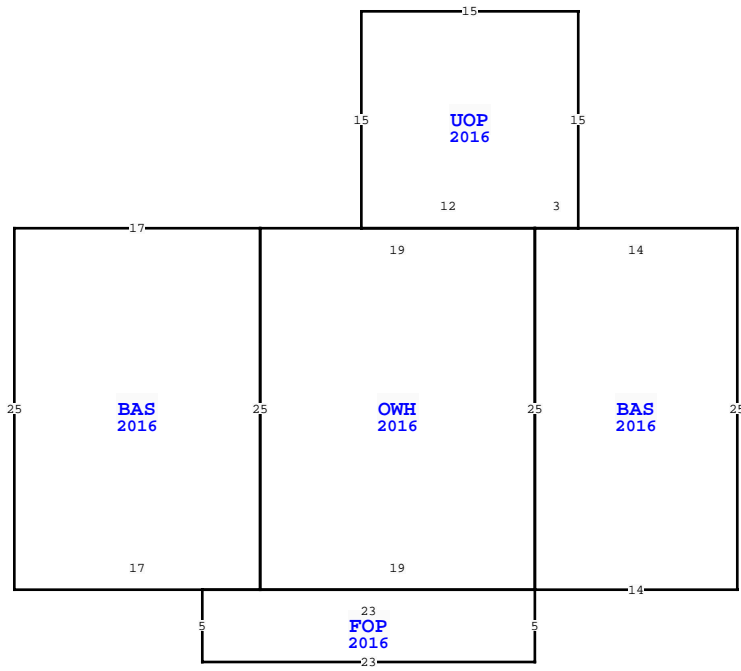


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	60
Interior Floor	14	CARPET	40
Ceiling	09	9 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	350	100	2016
BAS	425	100	2016
FOP	115	30	2016
OWH	475	100	2016
UOP	225	20	2016
TOTALS	1,590		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,329	99.4500	94.48	125,564	2016	2016	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1250 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	116,775			
TOTAL MARKET OB/XF VALUE	3,509			
TOTAL LAND VALUE - MARKET	51,250			
TOTAL MARKET VALUE	171,534			
SOH/AGL Deduction	49,195			
ASSESSED VALUE	122,339			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	72,339			
TOTAL JUST VALUE	171,534			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	159,307			
PORT FROM FLAGLER -ALEXANDER-PAVEY				
AG REMOVED DUE TO SALE				
CORRECT LAND LINE DESC				
2022 AG RENEWAL RECD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
16000138	SFD-CO	0	05/06/2016	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1381/824	3/18/2024	WD Q	Q I 01	329,000
GRANTOR: ALEXANDER PAVEY MYRA				
GRANTEE: SIVCHUK ZHANNA				
1281/0151	8/30/2022	WD Q	I 01	284,900
GRANTOR: CANTRELL JAMES W JR &				
GRANTEE: ALEXANDER PAVEY MYR				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2016] W14 S25 FOP=[YR=2016] W23 S5 E23 N5\$				
OWH=[YR=2016] N25 UOP=[YR=2016] E3 N15 W15 S15 E12\$ W19 S25				
BAS=[YR=2016] N25 W17 S25 E17\$ E19\$ E14 N25\$.				

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	20	20			6.00	100	2016	2016	3	72	1,728	
2	0211	CONCRETE W	0	100	22	3			6.00	100	2016	2016	3	72	285	
3	0940	OPEN SHED	0	100	10	10			4.00	100	2019	2019	3	85	340	
4	0620	WOOD UTL B	0	100	16	10			6.00	100	2019	2019	3	85	816	
5	0940	OPEN SHED	0	100	10	10			4.00	100	2019	2019	3	85	340	

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	5.00	AC		1.00	1.00	1.00	10,250.00	10,250.00	51,250							