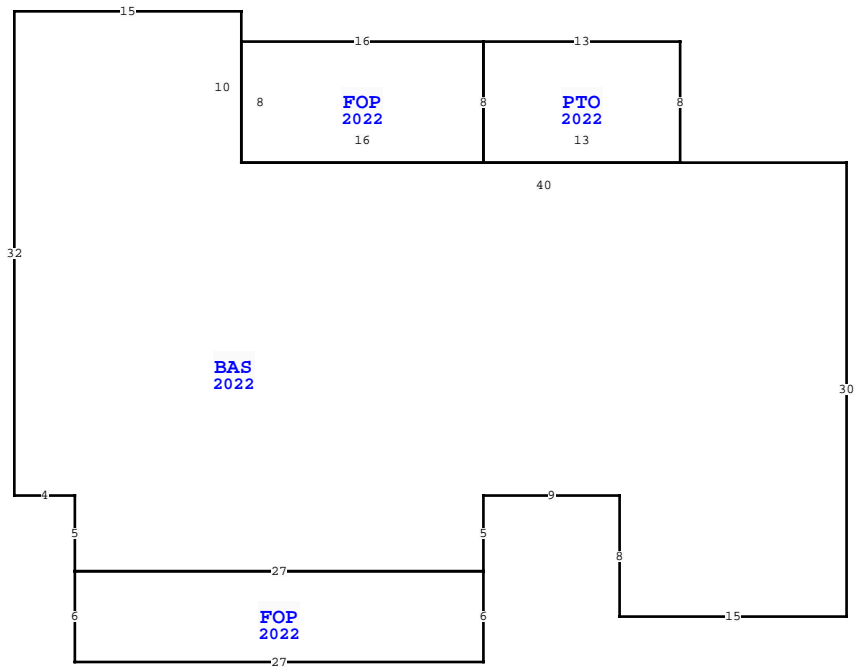




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 90		
Exterior Wall	11		AVERAGE 10		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	07		VYL PLANK 70		
Interior Floor	14		CARPET 30		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			4 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	5		MKT AREA 02		
NEIGHBORHOOD/LOC	1005.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	2022	1,615	171,332
FOP	128	30	2022	38	4,031
FOP	162	30	2022	49	5,198
PTO	104	5	2022	5	531
TOTALS	2,009			1,707	181,093

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: 1615 HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		181,093	
TOTAL MARKET OB/XF VALUE		5,005	
TOTAL LAND VALUE - MARKET		30,950	
TOTAL MARKET VALUE		217,048	
SOH/AGL Deduction		11,120	
ASSESSED VALUE		205,928	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		155,928	
TOTAL JUST VALUE		217,048	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,752	
PORT FROM LEON CHRISTIANO			
SFD & XFOB PU ON 00579-002. MOVED THEM HERE			
MM PU NEW SFD & XFOB 0210,0211,0625			
5YR PRCL CK NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001161	CONSTRUCT SHED		12/01/2022
22000442	SFD-CO	0	05/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/0259	3/17/2022	WD Q	Q	V	01	75,000
GRANTOR: CARLTON ROBERT C TR						
GRANTEE: CHRISTIANO AMBER &						
1185/0237	12/17/2020	WD Q	Q	V	01	48,000
GRANTOR: ANDERSON JOHN D & RIT						
GRANTEE: CARLTON ROBERT C TR						

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	2022	2022	3	97	2,328	
2	0211	CONCRETE W	0	100	115	4			6.00	100	2022	2022	3	97	2,677	
3	0700	PORT BLDG	0	100	14	10			0.00	100	2022	2022	3	98	0	
TOTALS														5,005		

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		AG	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,250.00	10,250.00	30,750							
2	009630	C	WETLAND	100					2.00	AC		1.00	1.00	1.00	100.00	100.00	200							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W40 FOP=[YR=2022] E16 N8 PTO=[YR=2022] S8 E13 N8 W13\$ W16 S8\$ N10 W15 S32 E4 S5 FOP=[YR=2022] S6 E27 N6 W27\$ E27 N5 E9 S8 E15 N30\$.													