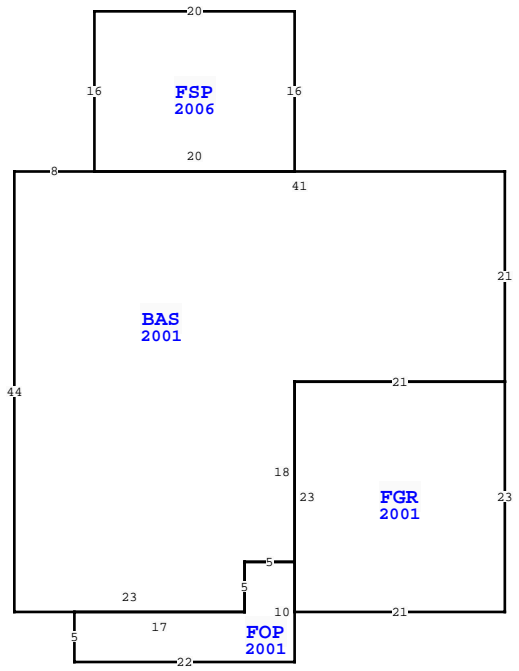




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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	10
NEIGHBORHOOD/LOC	182.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,648	100	2001
FGR	483	50	2001
FOP	135	30	2001
FSP	320	55	2006
TOTALS	2,586		

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%	- 2024								
				Heated Area: 1648			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			225,398
TOTAL MARKET OB/XF VALUE			7,833
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			278,231
SOH/AGL Deduction			0
ASSESSED VALUE			278,231
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			228,231
TOTAL JUST VALUE			278,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,181
PRMT CH PU XFOB AND CHG EYB FOR ROOF			
5 YR PRCL CK, PU XFOB LN 4, 5.			
LN 4			
PU CORR TRAV, PU DIMENS XFOB LN 1, DEL XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000441	SOLAR PANELS-CC	0	12/16/2022
19000311	REROOF-CO	0	06/04/2019
2006352	SLAB & SC ROOM	0	02/24/2006
027614	SFD	0	03/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0565	3/08/2023	LD	U	I	11	100
GRANTOR: BUCHANAN JOHN A & WOL						
GRANTEE: BUCHANAN JOLENE G						
1280/0597	8/25/2022	WD	Q	I	01	320,000
GRANTOR: HIGGINS PATRICK O						
GRANTEE: BUCHANAN JOHN A & W						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	140	13	1,820.00	SF	6.60	6.60	100
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100
3	0211	CONCRETE W	0	100	33	3	99.00	SF	6.60	6.60	100
4	0955	PRIVACY FE	0	100	0	0	216.00	LF	16.50	16.50	100
5	0625	PORT WD UT	0	100	14	10	140.00	SF	6.60	6.60	100
7	1450	SOLAR PANE	0	100	0	0	23.00	UT	0.00	0.00	100

TOTAL OB/XF											
7,833											
BLD DATE	08/14/2018	MMJT	LGL DATE	08/14/2018	MMJT						
XF DATE	08/14/2018	MMJT	LAND DATE	08/14/2018	MMJT						
INC DATE			AG DATE								

BUILDING NOTES						
BAS=[YR=2001] W41 FSP=[YR=2006] E20 N16 W20 S16\$ W8 S44 E23						
FOP=[YR=2001] W17 S5 E22 N10 W5 S5\$ N5 E5 N18 E21						
FGR=[YR=2001] W21 S23 E21 N23\$ N21\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

BUILDING DIMENSIONS											
BAS=[YR=2001] W41 FSP=[YR=2006] E20 N16 W20 S16\$ W8 S44 E23											
FOP=[YR=2001] W17 S5 E22 N10 W5 S5\$ N5 E5 N18 E21											
FGR=[YR=2001] W21 S23 E21 N23\$ N21\$.											