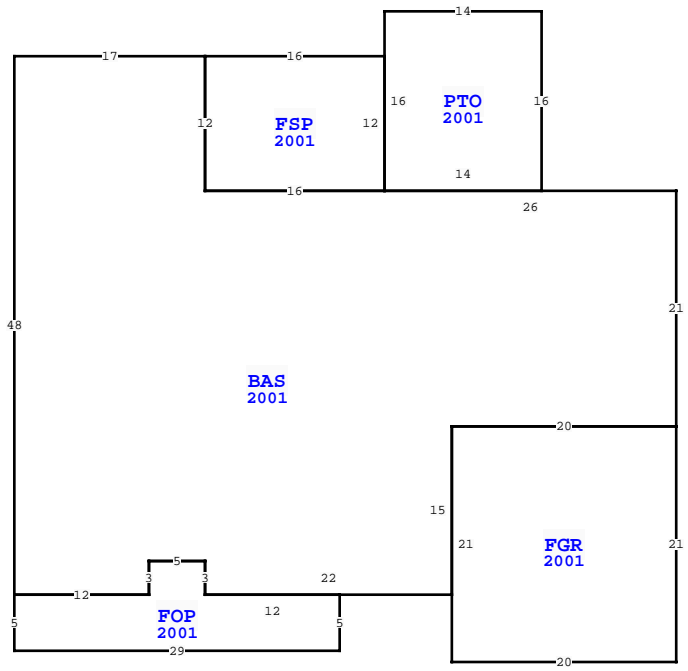




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		70	
Interior Floor	11	CLAY TILE		30	
Heating Type	04	AIR DUCTED		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2001	2,013	194,603
FGR	420	50	2001	210	20,301
FOP	160	30	2001	48	4,640
FSP	192	55	2001	106	10,248
PTO	224	5	2001	11	1,063
TOTALS	3,009			2,388	230,856

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: 2013						HX Base Yr 2023						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		230,856	
TOTAL MARKET OB/XF VALUE		7,083	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		282,939	
SOH/AGL Deduction		94,601	
ASSESSED VALUE		188,338	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		138,338	
TOTAL JUST VALUE		282,939	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		286,135	
PORT FROM SARASOTA - SORDAN			
SALES CH			
8, CHG TRAV.			
5 YR PRCL CK, CHG CODE XFOB LN 2, DEL XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000431	REROOF-CO	0	10/29/2018
15001165	MECH	0	12/29/2015
201348	CARPORT-CO	0	01/28/2013
2011116	WINDOWS/DOORS	0	03/01/2011
027575	SFD	0	03/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/0493	2/28/2022	WD	Q	I	01	329,900
GRANTOR: NICHOLSI LINDA M						
GRANTEE: SORDAN MICHAEL EDWA						
1231/0784	9/10/2021	WD	Q	I	01	300,000
GRANTOR: HENDERSON ARIC & JONI						
GRANTEE: NICHOLSI LINDA M						

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	52	16	832.00	SF	6.60	6.60	100	2001	2001	3	20	1,098	
2	0955	PRIVACY FE	0	100	0	0	238.00	LF	16.50	16.50	100	2001	2001	3	0	0	
3	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	2001	2001	3	58	1,212	
4	0211	CONCRETE W	0	100	33	3	99.00	SF	6.60	6.60	100	2001	2001	3	20	131	
5	0620	WOOD UTL B	0	100	12	8	96.00	SF	6.60	6.60	100	2009	2009	3	39	247	
6	0050	CARPORT UN	0	100	24	16	384.00	SF	9.90	9.90	100	2013	2013	3	80	3,041	
7	0210	CONCRETE D	0	100	24	15	360.00	SF	6.60	6.60	100	2013	2013	3	57	1,354	

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	DPHT 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	45,000.00	45,000.00	45,000								