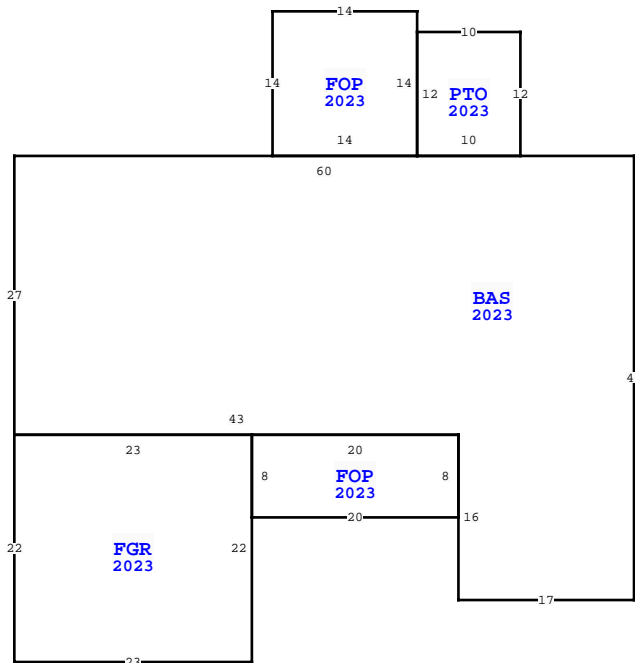


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	02	WOOD	FRAME 100		
Exterior Wall	05	HARDIE	BRD 100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	60		
Interior Floo	14	CARPET	40		
Ceiling	09	9 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	1	MKT AREA	10		
NEIGHBORHOOD/LOC	422.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	2023	1,892	205,812
FGR	506	50	2023	253	27,521
FOP	160	30	2023	48	5,221
FOP	196	30	2023	59	6,418
PTO	120	5	2023	6	653
TOTALS	2,874			2,258	245,625

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024									
Heated Area: 1892 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			245,625
TOTAL MARKET OB/XF VALUE			6,342
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			311,967
SOH/AGL Deduction			0
ASSESSED VALUE			311,967
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			311,967
TOTAL JUST VALUE			311,967
NCON VALUE			251,967
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000
PU BY MM NCON & XFOBS 02-14-2023			
5YR PRCL CK NC			
LOT 18 SUMMERFIELD PH 1 S/O FROM 09932-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000375	SFD-CO	0	05/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0020	5/12/2023	WD Q	Q	I	01	360,100
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: GUNN JAMES ALAN & A						
1252/0302	2/15/2022	WD Q	Q	V	05	600,000
GRANTOR: CAJER POSEY LLC						
GRANTEE: HARTSFIELD CONSTRUC						

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	0	53	17	901.00	SF	6.00	6.00	100	2024	2023	AV	100	5,406	
2	0211	CONCRETE W	0	0	0	0	156.00	SF	6.00	6.00	100	2024	2023	AV	100	936	

BUILDING NOTES												
BAS=[YR=2023;ORIG=10,20] E60 S43 W17 N16 W43 N27 \$												
FGR=[YR=2023;ORIG=33,47] W23 S22 E23 N22 \$												
FOP=[YR=2023;ORIG=35,6] E14 S14 W14 N14 \$												
FOP=[YR=2023;ORIG=33,47] E20 S8 W20 N8 \$												
PTO=[YR=2023;ORIG=49,8] E10 S12 W10 N12 \$												

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	0			75.00	134.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								