



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	10		LAMINATED 80		
Interior Floo	14		CARPET 20		
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	204,714
FGR	506	50	2023	253	27,375
FOP	160	30	2023	48	5,194
FOP	168	30	2023	50	5,410
PTO	120	5	2023	6	649
TOTALS	2,846			2,249	243,342

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,249	113.9000	108.20	243,342	2023	2023	0	0	0.00	100.00

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			243,342		
TOTAL MARKET OB/XF VALUE			5,508		
TOTAL LAND VALUE - MARKET			60,000		
TOTAL MARKET VALUE			308,850		
SOH/AGL Deduction			0		
ASSESSED VALUE			308,850		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			308,850		
TOTAL JUST VALUE			308,850		
NCON VALUE			248,850		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			50,000		
FR PU NCON & XFOBS 12-28-23					
5YR PRCL CK NC					
LOT 22 SUMMERFIELD PH 1 S/O FROM 09932-000					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B23-000817	SFD-CO	0	07/21/2023		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1344/0021	1/12/2024	WD Q	Q I	01	357,500
GRANTOR: HARTSFIELD CONSTRUCTI					
GRANTEE: MERRELL ARLIECIA					
1252/0302	2/15/2022	WD Q	V	05	600,000
GRANTOR: CAJER POSEY LLC					
GRANTEE: HARTSFIELD CONSTRUC					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=-40,-40] E25 E14 E10 E11 S43 W17 N8 N8 W20 W23 N27 \$					
FOP=[YR=2023;ORIG=-15,-52] E14 S12 W14 N12 \$					
PTO=[YR=2023;ORIG=-1,-52] E10 S12 W10 N12 \$					
FGR=[YR=2023;ORIG=-40,-13] E23 S22 W23 N22 \$					
FOP=[YR=2023;ORIG=-17,-13] E20 S8 W20 N8 \$					

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	44	17	748.00	SF	6.00	6.00	100	2024	2023	AV	100	4,488	
2	0211	CONCRETE W	0	0	0	0	170.00	SF	6.00	6.00	100	2024	2023	AV	100	1,020	

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							