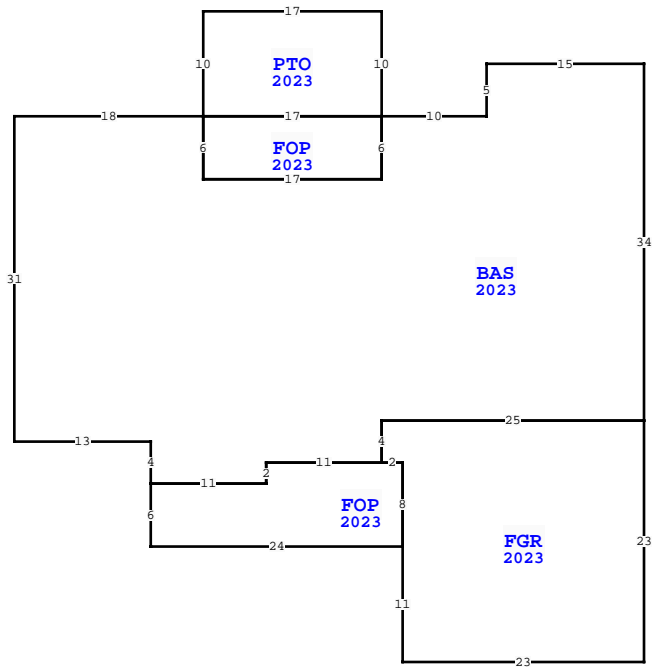


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
2	100				
1.	1. 100				
0	100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		10		
429.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	2023	1,849	203,408
FGR	537	50	2023	268	29,483
FOP	102	30	2023	31	3,410
FOP	170	30	2023	51	5,611
PTO	170	5	2023	8	880
TOTALS	2,828			2,207	242,792

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,207	115.8000	110.01	242,792	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1849			HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,792
TOTAL MARKET OB/XF VALUE			5,982
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			308,774
SOH/AGL Deduction			0
ASSESSED VALUE			308,774
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			258,774
TOTAL JUST VALUE			308,774
NCON VALUE			248,774
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000
FR NCON & XFOB 07-28-2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000882	SFD-CO	0	02/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0741	7/07/2023	WD Q	Q	I	01	362,500
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: MCNEAL JEFFREY						
1280/0376	8/25/2022	WD Q	V	05		650,000
GRANTOR: CAJAR 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	100	0	0		913.00	SF	6.00	100	2024	2023	AV	100	5,478
2	0211	CONCRETE W	0	100	21	4		84.00	SF	6.00	100	2024	2023	AV	100	504

TOTAL OB/XF												
5,982												

BUILDING NOTES												
BAS=[YR=2023;ORIG=10,10] E18 S6 E17 N6 E10 N5 E15 S34 W25 S4 W11 S2 W11 N4 W13 N31 \$												
FOP=[YR=2023;ORIG=28,10] E17 S6 W17 N6 \$												
PTO=[YR=2023;ORIG=28,0] E17 S10 W17 N10 \$												
FGR=[YR=2023;ORIG=45,39] E25 S23 W23 N11 N8 W2 N4 \$												
FOP=[YR=2023;ORIG=23,45] E11 N2 E11 E2 S8 W24 N6 \$												

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							