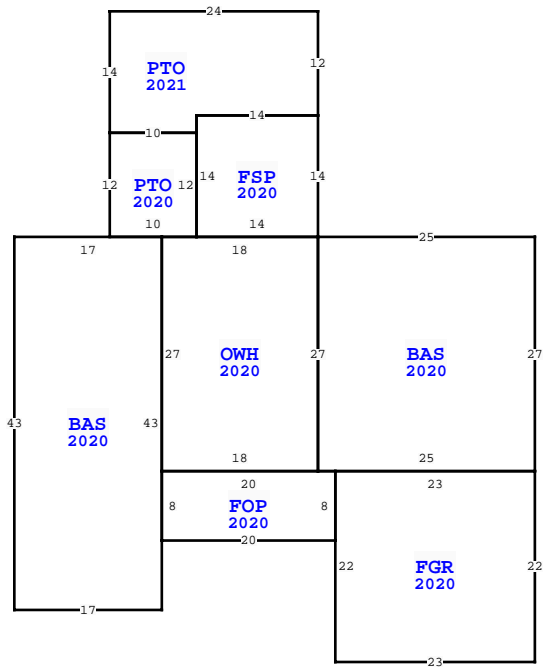


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	60	
Interior Floo	14	CARPET	40		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		4	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	2	MKT	AREA	10	
NEIGHBORHOOD/LOC	402.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100	2020	675	70,596
BAS	731	100	2020	731	76,452
FGR	506	50	2020	253	26,460
FOP	160	30	2020	48	5,020
FSP	196	55	2020	108	11,296
OWH	486	100	2020	486	50,829
PTO	120	5	2020	6	628
PTO	308	5	2021	15	1,568
TOTALS	3,182			2,322	242,847

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%	- 2021		250,358	2020	2020	0	0	3.00	97.00
			Heated Area: 1892			HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,847	
TOTAL MARKET OB/XF VALUE		11,674	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		314,521	
SOH/AGL Deduction		14,235	
ASSESSED VALUE		300,286	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		250,286	
TOTAL JUST VALUE		314,521	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,387	
2022 QNR RTND TO BE REVIEWED BY ROBBIE			
2022 HX CARD RETURNED NDA UT H2 NOTICE			
TRAV, ADDED AFTER 3-15-21 C/O			
CH PRMT, PU XFOB LN'S 3 & 4,PU NEW PTO IN NEW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000110	SHED-SEE NOTES	0	02/17/2021
20000880	SFD-CO	0	09/23/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1184/0838	12/22/2020	WD Q	I 01
		SALE PRICE	289,900
GRANTOR: HARTSFIELD CONSTRUCTI			
GRANTEE: HARRIS JUSTIN CODEY			
1169/0320	9/15/2020	WD Q	V 05
		SALE PRICE	135,000
GRANTOR: CHADWICK ESTATES OF W			
GRANTEE: HARTSFIELD CONSTRUC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] W25 FSP=[YR=2020] N14 W14 S14 PTO=[YR=2020] N12 W10 PTO=[YR=2021] E10 N2 E14 N12 W24 S14\$ S12 E10\$E14\$ S27 OWH=[YR=2020] N27 W18 BAS=[YR=2020] W17 S43 E17 N43\$ S27 POP=[YR=2020] S8 E20 N8 W20\$ E18\$ E25 FGR=[YR=2020] W23 S22 E23 N22\$ N27\$.			

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	54	17			918.00	SF	6.00	2020	2020	3	89	4,902
2	0211	CONCRETE W	0	100	0	0			176.00	SF	6.00	2020	2020	3	89	940
3	0955	PRIVACY FE	0	100	0	0			336.00	LF	15.00	2021	2021	3	98	4,939
4	0625	PORT WD UT	0	100	16	10			160.00	SF	6.00	2021	2021	3	93	893

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	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							