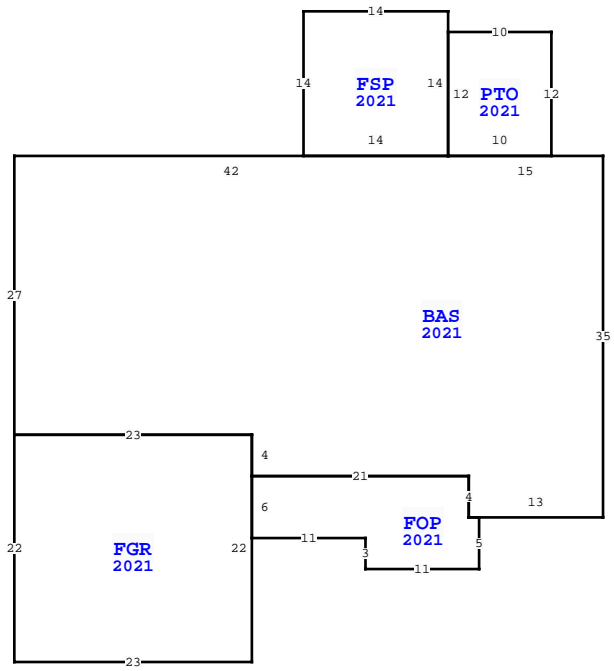


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 90				
11	CLAY TILE 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
402.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	2021	1,727	181,364
FGR	506	50	2021	253	26,569
FOP	161	30	2021	48	5,041
FSP	196	55	2021	108	11,342
PTO	120	5	2021	6	630
TOTALS	2,710			2,142	224,946

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,142	112.8000	107.16	229,537	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 1727 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			224,946
TOTAL MARKET OB/XF VALUE			9,202
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			294,148
SOH/AGL Deduction			22,087
ASSESSED VALUE			272,061
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			217,061
TOTAL JUST VALUE			294,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,727
PU NEW SFD; XFOB'S CO 8-5-2021 MMLB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000265	SFD-CO	0	03/26/2021
21000562	SFD	0	03/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1223/0626	8/10/2021	WD Q	Q	I	01	289,900
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: CONLIN FRANCES E						
1188/0625	1/14/2021	WD Q	Q	V	05	405,000
GRANTOR: CHADWICK ESTATES OF W						
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	54	17			6.00	100	2021	2021	3	93	5,122	
2	0211	CONCRETE W	0	100	30	4			6.00	100	2021	2021	3	93	670	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	3,410	
TOTALS															9,202	

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							