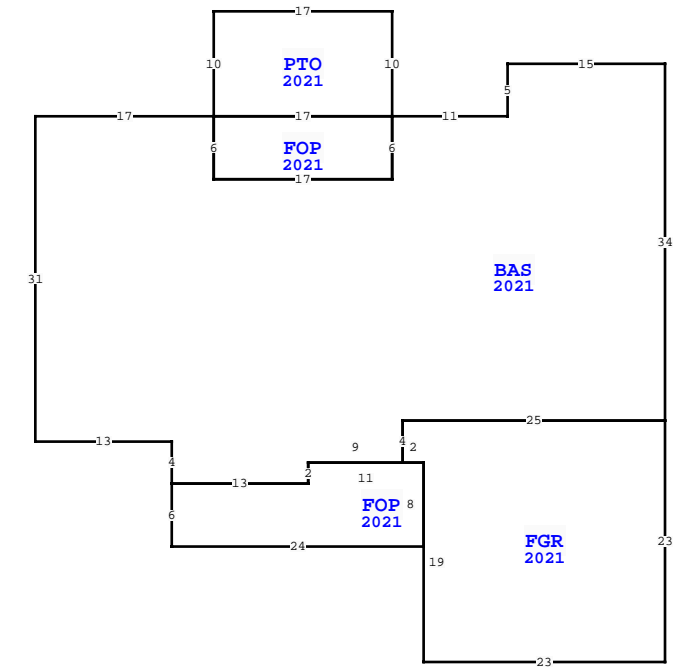


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,853	100	2021	1,853	205,292
FGR	537	50	2021	268	29,691
FOP	102	30	2021	31	3,435
FOP	166	30	2021	50	5,540
PTO	170	5	2021	8	886
TOTALS	2,828			2,210	244,843

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,210	119.0000	113.05	249,840	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1853 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			244,843
TOTAL MARKET OB/XF VALUE			9,292
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			314,135
SOH/AGL Deduction			16,804
ASSESSED VALUE			297,331
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			247,331
TOTAL JUST VALUE			314,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,016
PU NEW SFD; XFOB'S CO 5-18-2021 MMLB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000012	SFD-CO	0	01/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1212/0068	5/28/2021	WD Q	Q	I	01	324,300
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: STRICKLAND LAURA I						
1188/0600	1/14/2021	WD Q	Q	V	05	90,000
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 47 17	799.00	SF	6.00	6.00	100	2021	2021	3	93	4,458	
2	0211	CONCRETE W	0	100 31 5	155.00	SF	6.00	6.00	100	2021	2021	3	93	865	
3	0955	PRIVACY FE	0	100 0 0	270.00	LF	15.00	15.00	100	2021	2021	3	98	3,969	

TOTAL OB/XF												
9,292												
BLD DATE 05/26/2021 MMLB LGL DATE 05/26/2021 MMLB												
XF DATE 05/26/2021 MMLB LAND DATE 05/26/2021 MMLB												
INC DATE AG DATE												

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2021] W15 S5 W11 PTO=[YR=2021] N10 W17 S10 E17\$						
FOP=[YR=2021] W17 S6 E17 N6\$ S6 W17 N6 W17 S31 E13 S4						
FOP=[YR=2021] S6 E24 N8 W11 S2 W13\$ E13 N2 E9 N4 E25						
FGR=[YR=2021] W25 S4 E2 S19 E23 N23\$ N34\$.						

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							