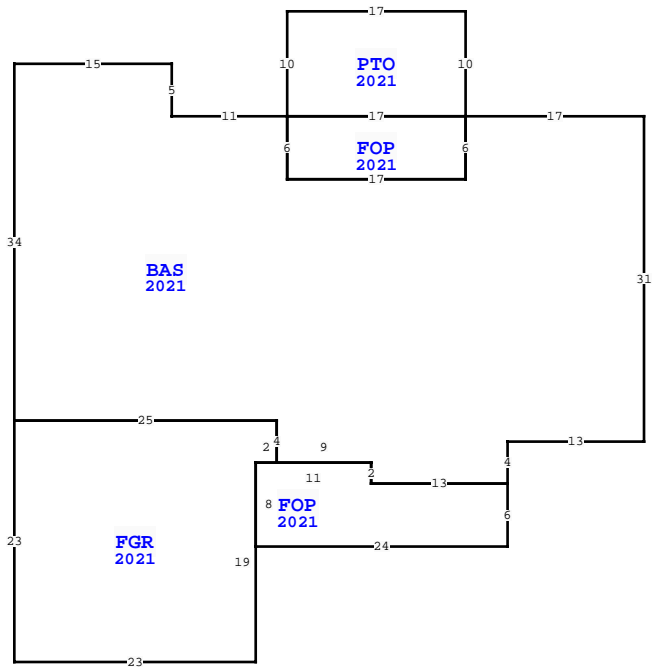


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	21	STONE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	90	
Interior Floo	11	CLAY	TILE	10	
Heating 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	1,853	100	2021	1,853	198,918
FGR	537	50	2021	268	28,770
FOP	102	30	2021	31	3,328
FOP	166	30	2021	50	5,367
PTO	170	5	2021	8	858
TOTALS	2,828			2,210	237,241

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	115.3000	109.54	242,083	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			237,241
TOTAL MARKET OB/XF VALUE			10,069
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			307,310
SOH/AGL Deduction			17,903
ASSESSED VALUE			289,407
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			239,407
TOTAL JUST VALUE			307,310
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,113
PU NEW SFD; XFOB'S CO 7-28-2021 MMLB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-001234	IN-GROUND POOL		12/16/2021
21000100	SFD-CO	0	03/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/0044	8/06/2021	WD P		I	98	329,700
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: LEE CHRISTOPHER & B						
1228/0608	8/04/2021	CD U		I	11	100
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: LEE CHRISTOPHER & B						

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 53 17	901.00	SF	6.00	6.00	100	2021	2021	3	93	5,028	
2	0211	CONCRETE W	0	100 23 4	92.00	SF	6.00	6.00	100	2021	2021	3	93	513	
3	0955	PRIVACY FE	0	100 0 0	308.00	LF	15.00	15.00	100	2021	2021	3	98	4,528	
TOTALS													10,069		

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								