

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	70		
Interior Floor	14	CARPET	30		
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	1,876	100	2020	1,876	195,183
FGR	506	50	2020	253	26,323
FOP	168	30	2020	50	5,202
FOP	196	30	2020	59	6,138
PTO	140	5	2024	7	728
PTO	140	5	2024	7	728
TOTALS	3,026			2,252	234,304

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%	- 2020								
Heated Area: 1876						HX Base Yr 2020					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,304
TOTAL MARKET OB/XF VALUE			49,032
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			343,336
SOH/AGL Deduction			14,894
ASSESSED VALUE			328,442
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			278,442
TOTAL JUST VALUE			343,336
NCON VALUE			44,198
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,793
FR PRMT CK 7/12/23 - PU XFOBS & NEW BLDG COMPS.			
2021 HX APPLIED SUTTON			
FEATURES. CHG LAND & PRCL USE.			
PU NEW CONST. PU XFOB LN 1,2. PU BLDG 1 &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000557	POOL-CC	0	07/20/2022
20000498	SFD-CO	0	06/16/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1183/0689	12/11/2020	WD Q	I 01
SALE PRICE		295,900	
GRANTOR: HARTSFIELD CONSTRUCTI			
GRANTEE: SUTTON VANDNA AMIN			
1151/0171	5/14/2020	WD Q	V 05
GRANTOR: CHADWICK ESTATES OF W			
GRANTEE: HARTSFIELD CONSTRUC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020;ORIG=0,0] W21 W39 S27 E23 E21 S16 E16 N43 \$			
FGR=[YR=2020;ORIG=-37,27] W23 S22 E23 N22 \$			
FOP=[YR=2020;ORIG=-21,0] N14 W14 S14 E14 \$			
FOP=[YR=2020;ORIG=-37,27] S8 E21 N8 W21 \$			
PTO=[YR=2024;ORIG=-45,-14] E10 S14 W10 N14 \$			
PTO=[YR=2024;ORIG=-21,-14] E10 S14 W10 N14 \$			

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	2020	2020	3	89	4,811	
2	0211	CONCRETE W	0	100	0	0	180.00	SF	6.00	6.00	100	2020	2020	3	89	961	
3	0955	PRIVACY FE	0	100	0	0	334.00	LF	15.00	15.00	100	2024	2020	AV	97	4,860	
4	0220	POOL VINYL	0	100	34	16	544.00	SF	60.00	60.00	100	2024	2023	AV	100	32,640	
5	0211	CONCRETE W	0	100	0	0	816.00	SF	6.00	6.00	100	2024	2023	AV	100	4,896	
6	0213	CONCRETE P	0	100	12	12	144.00	SF	6.00	6.00	100	2024	2023	AV	100	864	

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							