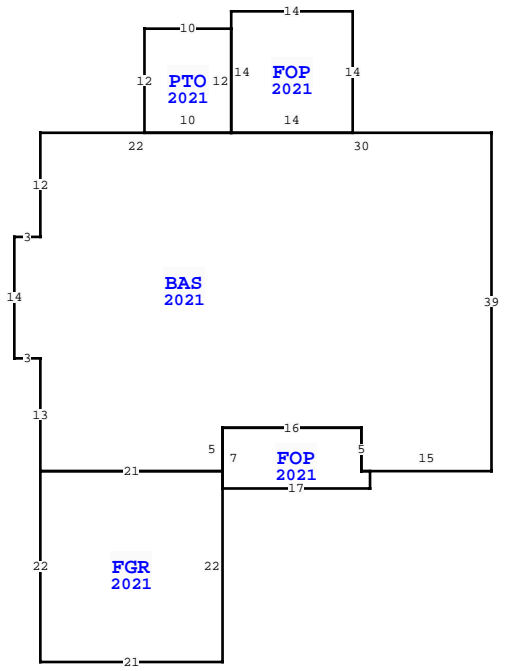




ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100		
Frame	02	WOOD	FRAME	100		
Exterior Wall	05	HARDIE	BRD	100		
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP	SHNGL	100		
Interior Wall	05	DRYWALL	100			
Interior Floor	07	VYL	PLANK	90		
Interior Floor	11	CLAY	TILE	10		
Heating Type	04	AIR	DUCTED	100		
Air Condition	03	CENTRAL	100			
Bedrooms				4	100	
Bathrooms				2.5	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	1,990	100	2021	1,990	212,688	
FGR	462	50	2021	231	24,689	
FOP	114	30	2021	34	3,634	
FOP	196	30	2021	59	6,306	
PTO	120	5	2021	6	641	
TOTALS	2,882			2,320	247,959	

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% - 2022									
Heated Area: 1990						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		247,959			
TOTAL MARKET OB/XF VALUE		14,744			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		322,703			
SOH/AGL Deduction		76,639			
ASSESSED VALUE		246,064			
TOTAL EXEMPTION VALUE		55,000		HX HB VX	
BASE TAXABLE VALUE		191,064			
TOTAL JUST VALUE		322,703			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		305,737			
PU NEW SFD; XFOB'S C/O 12-1-2021					
NEW SUBD CREATED FROM PARENT PRCL 09946-000					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000659	SFD	0	07/02/2021		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1242/0278	12/07/2021	WD Q	Q I	01	344,300
GRANTOR: HARTSFIELD CONSTRUCTI					
GRANTEE: LEE KENNETH W & ELI					
1208/0581	5/11/2021	WD Q	V	05	405,000
GRANTOR: CHADWICK ESTATES OF W					
GRANTEE: HARTSFIELD CONSTRUC					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2021] W30 FOP=[YR=2021] E14 N14 W14 S14\$					
PTO=[YR=2021] N12 W10 S12 E10\$ W22 S12 W3 S14 E3 S13					
FGR=[YR=2021] S22 E21 N22 W21\$ E 21 N5 E16 FOP=[YR=2021] W16 S7 E17 N2 W1 N5\$ S5 E15 N39\$.					

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			6.00	100	2021	2021	3	93	5,028	
2	0210	CONCRETE D	0	100	89	10			6.00	100	2021	2021	3	93	4,966	
3	0211	CONCRETE W	0	100	35	4			6.00	100	2021	2021	3	93	781	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	3,969	

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							