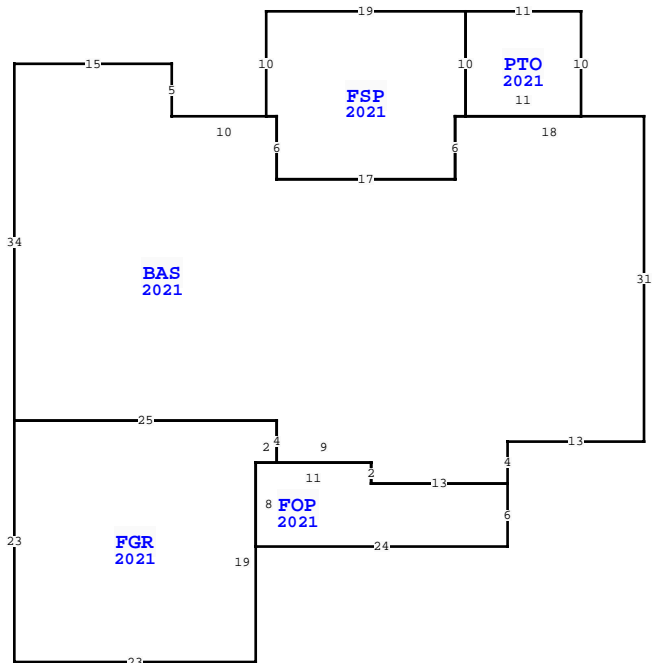




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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: 1853				HX Base Yr 2022					



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	193,724
FGR	537	50	2021	268	28,018
FOP	166	30	2021	50	5,227
FSP	292	55	2021	161	16,832
PTO	110	5	2021	6	627
TOTALS	2,958			2,338	244,430

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	52	17			884.00	100	2021	2021	3	93	4,933	
2	0211	CONCRETE W	0	100	21	4			84.00	100	2021	2021	3	93	469	
3	0955	PRIVACY FE	0	100	0	0			234.00	100	2021	2021	3	98	3,440	

TOTAL OB/XF												
8,842												

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

TOTAL OB/XF												
8,842												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,430	
TOTAL MARKET OB/XF VALUE		8,842	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		313,272	
SOH/AGL Deduction		17,080	
ASSESSED VALUE		296,192	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		246,192	
TOTAL JUST VALUE		313,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,149	
PU NEW SFD; XFOB'S C/O 12-20-21			
NEW SUBD CREATED FROM PARENT PRCL 09946-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000592	SFD	0	07/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0047	12/29/2021	CD U	I	I	11	100
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: MASSEY CHAD						
1245/0434	12/29/2021	WD P	I	I	98	340,300
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: MASSEY CHAD						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W18 S6 W17 N6 FSP=[YR=2021] S6 E17 N6 E1 N10												
PTO=[YR=2021] S10 E11 N10 W11\$ W19 S10 E1\$ W10 N5 W15 S34 E25												
FGR=[YR=2021] W25 S23 E23 N19 FOP=[YR=2021] S8 E24 N6 W13 N2												
W11\$ E2 N4\$ S4 E9 S2 E13 N4 E13 N31\$.												