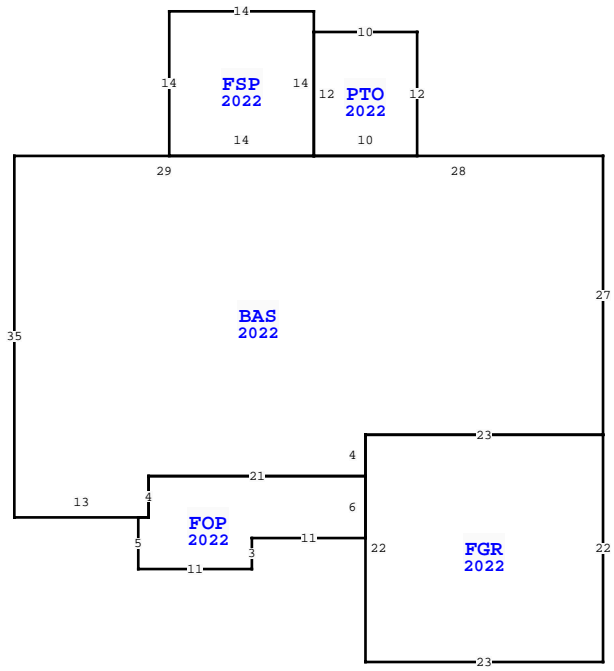




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
06	BD/BATTEN 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,727	100	2022	1,727	181,591
FGR	506	50	2022	253	26,602
FOP	161	30	2022	48	5,047
FSP	196	55	2022	108	11,356
PTO	120	5	2022	6	631
TOTALS	2,710			2,142	225,227

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%	- 2024									Heated Area: 1727	HX Base Yr 2024



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		225,227	
TOTAL MARKET OB/XF VALUE		5,942	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		291,169	
SOH/AGL Deduction		0	
ASSESSED VALUE		291,169	
TOTAL EXEMPTION VALUE		HX HB 13 291,169	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		291,169	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		266,988	
MM PRMT CK 4/6/23 - CH BLDG ELMT & BLDG COMP, PU X			
MM PU NEW SFD XFOB 0210 0211			
5YR CHK NO CHANGE			
NEW SUBD CREATED FROM PARENT PRCL 09946-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000371	SOLAR PANELS-CC	0	01/09/2023
21000821	SFD-CO	0	09/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0074	1/28/2022	WD Q	Q	I	01	314,900
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: FLANAGAN JONATHAN &						
1208/0581	5/11/2021	WD Q	Q	V	05	405,000
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	53	17	901.00	UT	6.00	6.00	100	2022	2022	3	97	5,244	
2	0211	CONCRETE W	0	100	30	4	120.00	SF	6.00	6.00	100	2022	2022	3	97	698	
3	1450	SOLAR PANE	0	100	0	0	25.00	UT	0.00	0.00	100	2024	2023	AV	100	0	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W28 W29 S35 E13 N4 E21 N4 E23 N27 \$	
FGR=[YR=2022;ORIG=0,27] W23 S22 E23 N22 \$	
FSP=[YR=2022;ORIG=-28,0] N14 W14 S14 E14 \$	
FOP=[YR=2022;ORIG=-23,31] W21 S4 W1 S5 E11 N3 E11 N6 \$	
PTO=[YR=2022;ORIG=-28,0] E10 N12 W10 S12 \$	

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									