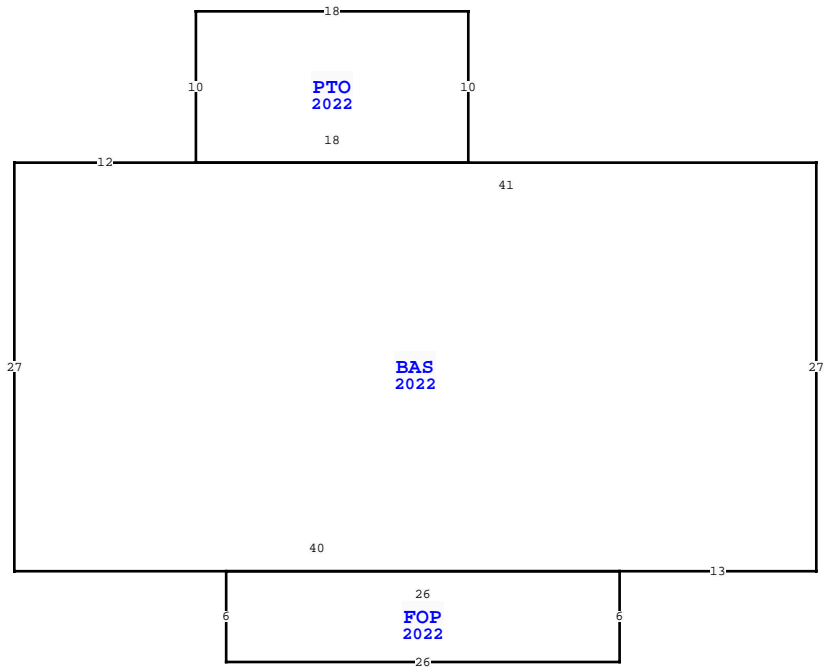




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	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	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,431	100	2022
FOP	156	30	2022
PTO	180	5	2022
TOTALS	1,767		

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%	- 2023									Heated Area: 1431	HX Base Yr 2023



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			164,467
TOTAL MARKET OB/XF VALUE			11,620
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			181,087
SOH/AGL Deduction			1,859
ASSESSED VALUE			179,228
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			129,228
TOTAL JUST VALUE			181,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,352
PORT FROM FRANKLIN - HARTZOG			
MM PU SFD XFOB LNS 1-5			
MH GONE NO PERMIT ISSUED			
CREATE NEW PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000353	CARPORT	0	04/21/2022
21001051	SFD-CO	0	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0242	3/29/2022	WD	Q	I	01	220,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: HARTZOG TRISTAN H &						
1230/0061	9/02/2021	QC	U	V	11	100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: GOLDEN CONSTRUCTION						

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	20	20	400.00	SF	6.00	6.00	100	2022	2022	3	97	2,328	
2	0210	CONCRETE D	0	100	38	13	494.00	SF	6.00	6.00	100	2022	2022	3	97	2,875	
3	0211	CONCRETE W	0	100	32	4	128.00	SF	6.00	6.00	100	2022	2022	3	97	745	
4	0055	PORTABLE C	0	100	30	12	277.00	SF	3.00	3.00	100	2022	2022	3	97	806	
5	0955	PRIVACY FE	0	100	277	0	277.00	LF	15.00	15.00	100	2022	2022	3	99	4,113	
6	0700	PORT BLDG	0	100	12	8	96.00	SF	8.00	8.00	100	2022	2022	3	98	753	

TOTAL OB/XF														11,620										
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			100.00	106.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W41 PTO=[YR=2022] E18 N10 W18 S10\$ W12 S27 E40 FOP=[YR=2022] W26 S6 E26 N6\$ E13 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF				11,620						
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			100.00	106.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							