

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
09	PINE WOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.5	1.5 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	12			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1995	1,764	129,104
DCK	150	10	1995	15	1,098
DCK	625	10	1997	62	4,537
FUS	144	100	1995	144	10,539
UOP	20	20	1995	4	293
TOTALS	2,703			1,989	145,571

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,989	107.0000	101.65	202,182	1995	1995	0	0	28.00	72.00		
1 SINGLE FAM 100% - 0 Heated Area: 1908 HX Base Yr													
BLD DATE				08/21/2017	RTSR		LGL DATE						
XF DATE				08/21/2017	RTSR		LAND DATE		08/21/2017 RTSR				
INC DATE							AG DATE						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			145,571
TOTAL MARKET OB/XF VALUE			6,502
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			189,573
SOH/AGL Deduction			55,259
ASSESSED VALUE			134,314
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			84,314
TOTAL JUST VALUE			189,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,074
JS 5 YR CK, PU XFOBS.			
5 YR PRCL CH, N/C			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009617	ELEC SERV POLE BA	0	07/21/2009
19212	N/A	0	01/11/1995
18412	N/A	0	04/15/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0580/0504	2/24/2005	QC U	I			100
GRANTOR: BACOT REBECCA F & FER						
GRANTEE: FERRELL REBECCA F						
0338/0457	11/13/1998	QC U	I			100
GRANTOR: BACOT REBECCA F						
GRANTEE:						

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	0620	WOOD UTL B	0 100	56	16	896.00	SF	6.00	6.00	100	1999	1999	3	20	1,075	
2	0620	WOOD UTL B	0 100	30	30	900.00	SF	6.00	6.00	100	2015	2015	3	67	3,618	
3	0620	WOOD UTL B	0 100	30	15	450.00	SF	6.00	6.00	100	2015	2015	3	67	1,809	
TOTAL OB/XF														6,502		

BUILDING NOTES													
71 PASSION FLOWER LN, CRAWFORDVILLE													
BUILDING DIMENSIONS													
BAS=[YR=1995] W14 DCK=[YR=1995] N10 W15 DCK=[YR=1997] W28 S33 E15 N23 E13 N10\$ S10 E15\$ W28 S42 E25 UOP=[YR=1995] S4 E5 N4 W5\$ E17 N42\$ PTR= E10 FUS=[YR=1995] E12 S12 W12 N12\$ W10\$.													

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	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							