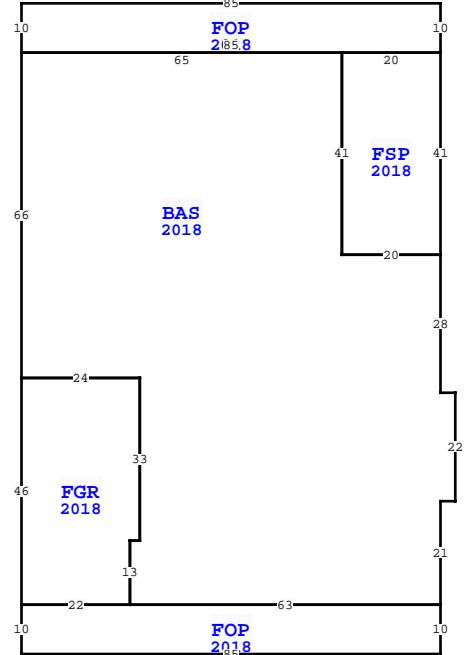




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	09	PINE WOOD 100			
Ceiling	09	9 FT 100			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
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	1	MKT AREA	12		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,688	100	2018	7,688	767,213
FDC	480	35	2018	168	16,765
FGR	1,078	50	2018	539	53,788
FOP	850	30	2018	255	25,447
FOP	850	30	2018	255	25,447
FSP	820	55	2018	451	45,007
FST	120	55	2018	66	6,586
TOTALS	11,886			9,422	940,255

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	9,422	108.3000	102.88	969,335	2020	2020	0	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 7688 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		978,658	
TOTAL MARKET OB/XF VALUE		289,856	
TOTAL LAND VALUE - MARKET		196,075	
TOTAL MARKET VALUE		1,464,589	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,464,589	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,414,589	
TOTAL JUST VALUE		1,464,589	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,621,486	
ADDED PHOTO. UPDATED BLDGS.			
COA PER NCOA REPORT			
LN 1-13			
5 YR PRCL CH, PU NEW SFD & BLDG 2, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001338	SWIMMING POOL-CO	0	10/18/2017
17001053	METAL BLDG-CO	0	08/15/2017
16001259	SFD-CO	0	12/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/0002	7/08/2022	QC	U	I	30	100
GRANTOR: PAFFORD AMY & MICHAEL						
GRANTEE: PAFFORD MICHAEL E						
1104/0271	3/20/2019	QC	U	I	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: PAFFORD MICHAEL E &						

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	0	0	39,485.00	SF	6.00	6.00	100	2018	2018	3	80	189,528	
2	0125	MTL/VYL AC	0	100	0	0	308.00	LF	19.00	19.00	100	2018	2018	3	80	4,682	
3	0211	CONCRETE W	0	100	46	5	230.00	SF	6.00	6.00	100	2018	2018	3	80	1,104	
4	0150	FIRE PLACE	0	100	0	0	2.00	UT	2,750.00	2,750.00	100	2018	2018	GD	90	4,950	
5	0125	MTL/VYL AC	0	100	0	0	120.00	LF	19.00	19.00	100	2018	2018	3	80	1,824	
6	0213	CONCRETE P	0	100	0	0	3,893.00	SF	6.00	6.00	100	2018	2018	3	100	23,358	
7	0420	CABANA AVE	0	100	31	26	806.00	SF	25.00	25.00	100	2018	2018	3	80	16,120	
8	0956	PRIVACY FE	0	100	0	0	70.00	LF	19.00	19.00	100	2018	2018	3	80	1,064	
9	0211	CONCRETE W	0	100	6	6	36.00	SF	6.00	6.00	100	2018	2018	3	80	173	
10	0371	FLOATING D	0	100	16	4	64.00	SF	20.00	20.00	100	2018	2018	3	80	1,024	

TOTAL OB/XF												
243,827												
BLD DATE	03/12/2019	RTSR	LGL DATE									
XF DATE	03/12/2019	RTSR	LAND DATE	03/12/2019								
INC DATE			AG DATE									

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2018] W85 S10 E85 FSP=[YR=2018] W20 S41												
BAS=[YR=2018] N41 W65 S66 E24 S33 W2 S13 FGR=[YR=2018] N13 E2												
N33 W24 S46 E22\$ FOP=[YR=2018] W22 PTR=W20 PDC=[YR=2018] N24												
W20 FST=[YR=2018] E20 N6 W20 S6\$ S24 E20 \$ E20\$ S10 E85 N10												
W63\$ E63 N21 E3 N22 W3 N28 W20\$ E20 N41 \$ N10\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000115	C	SFR ACRES	100					12.81	AC		1.00	1.00	1.00	7,500.00	7,500.00	96,075							

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	29	NONE		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	07	NONE		100	
Interior Floo	01	NONE		100	
Ceiling	10	10 FT		100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Bedrooms		0		100	
Bathrooms		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2024	1,152	10,161
TOTALS	1,152			1,152	10,161

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0180	01	1,152	29.4000	11.76	13,548	2018	2018	0	0	25.00	75.00
3 SFR FCPT 100% - 2024			Heated Area: 1152			HX Base Yr 2023					
BLD DATE	03/12/2019	RTSR	LGL DATE	03/12/2019	RTSR						
XF DATE	03/12/2019	RTSR	LAND DATE	03/12/2019	RTSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY		PAGE 3 of 3	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	978,658		
TOTAL MARKET OB/XF VALUE	289,856		
TOTAL LAND VALUE - MARKET	196,075		
TOTAL MARKET VALUE	1,464,589		
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ASSESSED VALUE	1,464,589		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	1,414,589		
TOTAL JUST VALUE	1,464,589		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,621,486		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: PAFFORD AMY & MICHAEL						
GRANTEE: PAFFORD MICHAEL E						
1104/0271	3/20/2019	QC	U	I	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: PAFFORD MICHAEL E &						

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
285 TIGER HAMMOCK RD, CRAWFORDVILLE																
TOTALS 0																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=10,10] E24 S48 W24 N48 \$											

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