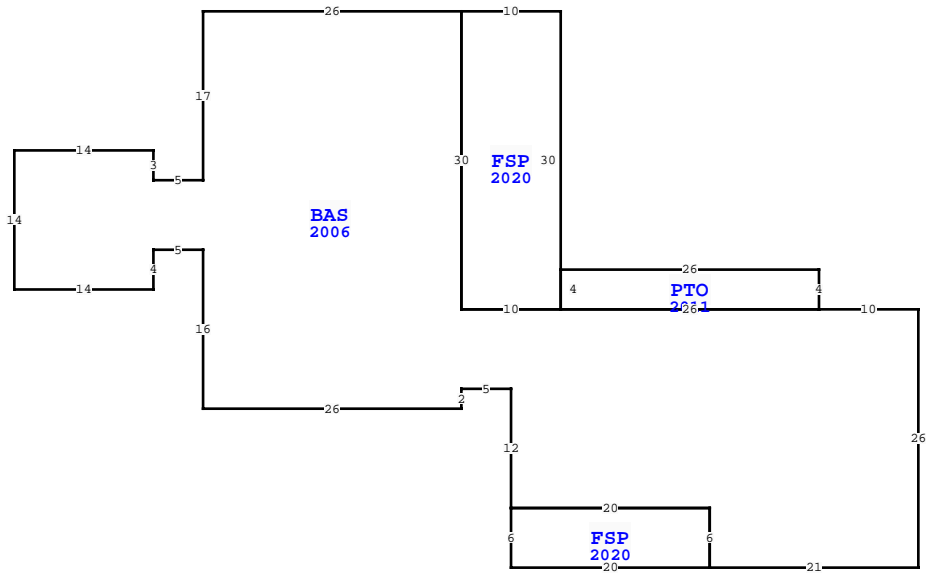


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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	1	MKT AREA	12
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,257	100	2006
FSP	120	55	2020
FSP	300	55	2020
PTO	104	5	2011
TOTALS	2,781		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,493	103.0000	97.85	243,940	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 0% - 0 Heated Area: 2257 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,470	
TOTAL MARKET OB/XF VALUE		52,082	
TOTAL LAND VALUE - MARKET		197,050	
TOTAL MARKET VALUE		451,602	
SOH/AGL Deduction		31,565	
ASSESSED VALUE		420,037	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		420,037	
TOTAL JUST VALUE		451,602	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		453,971	
5YR CK JS PU XFOB FOP TO FSP2020 X2			
CORRECT LAND LINES			
5 YR PRCL CK, PU XFOB LN 9-11			
EDWARD C HICKS DOD 5-18-2017 OR 1041 P 185 DC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000885	ELEC	0	08/30/2021
19000470	DOOR/WIND REPLC	0	10/11/2019
2011139	POOL/SPA	0	03/10/2011
200970	WLKWAY/DOCK	0	01/26/2009
20052068	SFD -CO	0	12/20/2005
30468	SFD	0	10/20/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1102/0771	3/08/2019	WD Q	I 01
GRANTOR: HICKS SONYA R		SALE PRICE	
GRANTEE: RUSSELL VAN P & CHA		490,000	
0544/0110	6/23/2004	WD Q	V
GRANTOR: ST JOE TIMBERLAND CO		265,000	
GRANTEE: HICKS			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W10 PTO=[YR=2011] N4 W26 S4 E26\$ W26			
FSP=[YR=2020] N30 W10 S30 E10\$ W10 N30 W26 S17 W5 N3 W14 S14			
E14 N4 E5 S16 E26 N2 E5 S12 FSP=[YR=2020] S6 E20 N6 W20\$ E20			
S6 E21 N26\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	2006
2	0700	PORT BLDG	0	0	20	400.00	SF	8.00	8.00	100	2006
3	0700	PORT BLDG	0	0	8	64.00	SF	8.00	8.00	100	2006
4	0375	WOOD WALK	0	0	35	1,416.00	SF	15.00	15.00	100	2009
5	0350	BOATDOCK A	0	0	7	140.00	SF	26.40	26.40	100	2009
6	0371	FLOATING D	0	0	8	160.00	SF	20.00	20.00	100	2009
7	0211	CONCRETE W	0	0	0	580.00	SF	6.00	6.00	100	2011
8	0220	POOL VINYL	0	0	16	608.00	SF	60.00	60.00	100	2011
9	0125	MTL/VYL AC	0	0	0	94.00	LF	19.00	19.00	100	2012
10	0051	CARPORT UN	0	0	40	800.00	SF	12.00	12.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT	1.00
2	009905	C	ACREAGE	0			0.00	0.00	19.41	AC	1.00

LOT 2 HRS P-8-M-2 S 1/2
 LESS 52 ACRES IN SE CORNER OF
 LOT 2 DB 35 P 41

RUSSELL VAN P/CHAPPLE SUZANNE R
 221 TIGER HAMMOCK
 CRAWFORDVILLE, FL 32327

2024

00-00-002-000-06087-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 202,470 TOTAL MARKET OB/XF VALUE 52,082 TOTAL LAND VALUE - MARKET 197,050 TOTAL MARKET VALUE 451,602 SOH/AGL Deduction 31,565 ASSESSED VALUE 420,037 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 420,037 TOTAL JUST VALUE 451,602 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 453,971																											
																				FNDN & FRME 5 YR PRCL CH, PU NEW TRAV PU XFOB LN 3-8, PU CHG MAIL.ADD. COA FORM 926-2589 CHG RCVR,LD CODE;PU XFOB#2 @ NV;5 YR PRCL CK																											
																				PERMIT NUM DESCRIPTION AMT ISSUED 																											
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1102/0771</td> <td>3/08/2019</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>490,000</td> </tr> </tbody> </table> GRANTOR: HICKS SONYA R GRANTEE: RUSSELL VAN P & CHA 0544/0110 6/23/2004 WD Q V 265,000 GRANTOR: ST JOE TIMBERLAND CO GRANTEE: HICKS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1102/0771	3/08/2019	WD	Q	I	01	490,000				
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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																														
11	0940	OPEN SHED	0	0	20	11	220.00	SF	4.00	4.00	100	2016	2016	3	72	634																															
12	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	92	9,200																															
																	TOTAL OB/XF 9,834																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
REVIEW DATE 07/10/2022 BY JSLW Total Acres: 20.41 Total Land Value: 197,050 Market: 0 Agricultural: 0 Common: 197,050 PRINTED 04/22/2026 BY SYS																																															