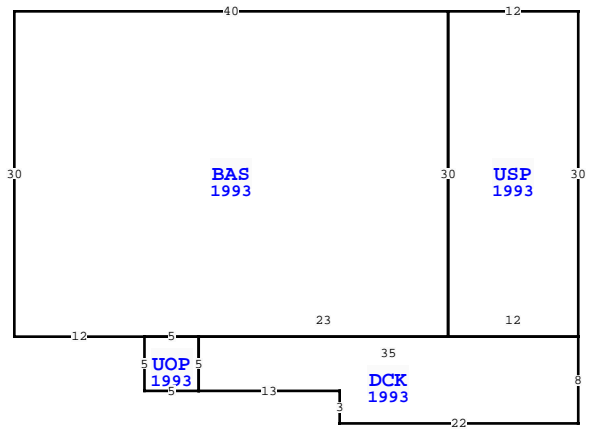




ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,427	124.5000	118.28	168,786	1978	1980	0	0	43.00	57.00

1 SINGLE FAM 100% - 2022 Heated Area: 1200 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	80,904
DCK	241	10	1993	24	1,618
PCP	540	10	1993	54	3,641
UOP	25	20	1993	5	337
USP	360	40	1993	144	9,708
TOTALS	2,366			1,427	96,208

49 N EGRET ST, CRAWFORDVILLE

BLD DATE	XF DATE	INC DATE	RTSR	LGL DATE	LAND DATE	AG DATE
09/07/2017	09/07/2017			09/07/2017		

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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380	
2	0001	BLOCK UTIL	0	100	14	5	70.00	SF	16.00	16.00	100	1982	1982	3	20	224	
3	0350	BOATDOCK A	0	100	14	12	168.00	SF	26.40	26.40	100	1982	1982	GD	20	887	
4	0375	WOOD WALK	0	100	158	4	632.00	SF	15.00	15.00	100	1982	1982	3	20	1,896	
5	0060	DECK WOOD	0	100	4	4	16.00	SF	5.00	5.00	100	1982	1982	3	20	16	
6	0375	WOOD WALK	0	100	48	4	192.00	SF	15.00	15.00	100	2022	2022	3	97	2,794	
7	0060	DECK WOOD	0	100	16	12	192.00	SF	5.00	5.00	100	2022	2022	3	99	950	
11	0157	GENERATOR	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	

TOTAL OB/XF 16,047

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
1	000132	C	SFR RIVER	100			100.00	433.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				96,208	
TOTAL MARKET OB/XF VALUE				16,047	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				202,255	
SOH/AGL Deduction				28,493	
ASSESSED VALUE				173,762	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				123,762	
TOTAL JUST VALUE				202,255	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				193,880	
QSTNR RTND, NO CHANGE IN RESI STATUS.					
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 3/26/2					
2024 HX CARD RETURN W/O COA					
INCR EYB 1978-1980 HVAC-CC 9-2022					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB22-000450	HVAC-CC	0	07/14/2022		
OBN22-00001	GENERATOR-CC		02/22/2022		
OBN21-00034	INSTALL GENERATOR		02/22/2022		
19000136	ROOF OVER-CO	0	02/05/2019		
29154	ROR PIL	0	06/21/2002		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0804	7/11/2024	WD Q	Q	I	01	250,000
GRANTOR: NORRIS WHEELER HOFFMA						
GRANTEE: EGRET STREET N LAND						
1356/0378	4/03/2024	WD U	I	30		100
GRANTOR: HOFFMAN SUZANNE						
GRANTEE: NORRIS WHEELER HOFF						

BUILDING NOTES	

BUILDING DIMENSIONS	
USP=[YR=1993] W12 BAS=[YR=1993] W40 S30 PTR=[YR=1993] S20 PCP=[YR=1993] S10 E54 N10 W54\$ N20\$ E12 UOP=[YR=1993] S5 E5 N5 W5\$ E5 DCK=[YR=1993] S5 E13 S3 E22 N8 W35\$ E23 N30\$ S30 E12 N30\$.	