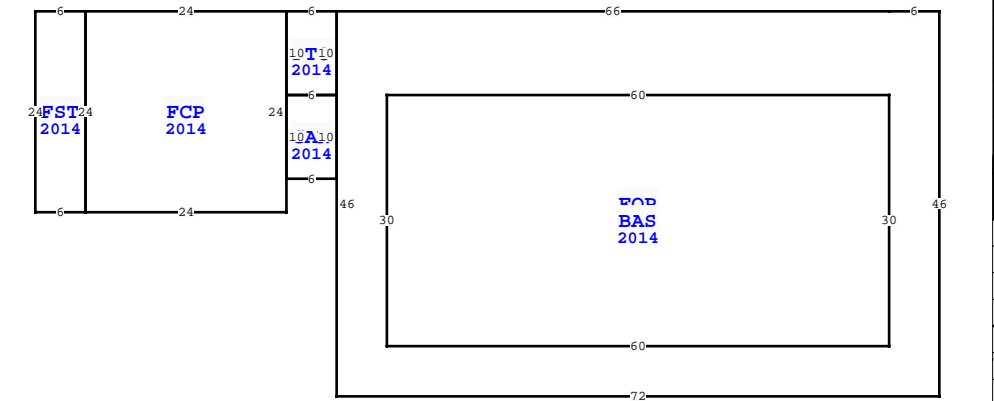


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	02	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,038	120.0000	114.00	346,332	2014	2014	0	0	0	9.00	91.00		



WAKULLA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		333,448
TOTAL MARKET OB/XF VALUE		2,820
TOTAL LAND VALUE - MARKET		79,275
TOTAL MARKET VALUE		415,543
SOH/AGL Deduction		109,683
ASSESSED VALUE		305,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,860
TOTAL JUST VALUE		415,543
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		408,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001303	LEAN TO-CC	0	12/21/2021
16000349	POLE BARN-CO	0	04/12/2016
2014375	SFD-CO	0	05/07/2014
2012537	ELECT	0	08/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0854	1/25/2024	QC	U	I	11	100

GRANTOR: MCEACHERN ANGUS
GRANTEE: MCEACHERN ANGUS
0762/0501 7/25/2008 WD Q V 75,000
GRANTOR: EDDINGER LYNN COLE &
GRANTEE: MCEACHERN ANGUS

BUILDING NOTES	
<p>BUILDING DIMENSIONS FOP=[YR=2014] W6 PTR=S10 BAS=[YR=2014] W60 S30 E60 N30\$ N10\$ W66 PTO=[YR=2014] W6 FCP=[YR=2014] W24 FST=[YR=2014] W6 S24 E6 N24\$ S24 E24 N24\$ S10 CAN=[YR=2014] S10 E6 N10 W6\$ E6 N10\$ S46 E72 N46\$.</p>	

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
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	1,800	100	2014	1,800	186,732
CAN	60	30	2014	18	1,867
FCP	576	25	2014	144	14,939
FOP	3,312	30	2014	994	103,118
FST	144	55	2014	79	8,195
PTO	60	5	2014	3	311
TOTALS	5,952			3,038	315,162

139 WHIPPOORWILL LN, CRAWFORDVILLE

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	8	10	80.00	SF	6.00	6.00	100	2011	2011	3	47	226	
2	0060	DECK WOOD	0 100	2	10	20.00	SF	5.00	5.00	100	2011	2011	3	65	65	
3	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2014	2014	3	82	1,066	
4	0211	CONCRETE W	0 100	4	11	44.00	SF	6.00	6.00	100	2014	2014	3	62	164	
5	0211	CONCRETE W	0 100	4	8	32.00	SF	6.00	6.00	100	2014	2014	3	62	119	
6	0211	CONCRETE W	0 100	3	5	15.00	SF	6.00	6.00	100	2014	2014	3	62	56	
7	0211	CONCRETE W	0 100	3	5	15.00	SF	6.00	6.00	100	2014	2014	3	62	56	
8	0210	CONCRETE D	0 100	5	20	100.00	SF	6.00	6.00	100	2020	2020	3	89	534	
9	0210	CONCRETE D	0 100	5	20	100.00	SF	6.00	6.00	100	2020	2020	3	89	534	

LAND DESCRIPTION		TOTAL OB/XF													
		2,820													

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	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	009900	C	ACREAGE	100			0.00	0.00	9.57	AC		1.00	1.00	1.00	7,500.00	7,500.00	71,775							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo		N/A	80
Interior Floo	03	CONC FINSH	20
Heating Type	01	NONE	100
Air Condition	01	NONE	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
UCP	800	20	2016
UCP	800	20	2016
UGR	800	40	2016
UOP	800	20	2022
TOTALS	3,200		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	WKSHP/BARN	100%	- 2015																						
Heated Area: 0						HX Base Yr 2015																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>FRJS</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>09/30/2021</td> <td>09/30/2021</td> <td></td> <td>FRJS</td> <td></td> <td>09/30/2021</td> <td>FRJS</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	FRJS	LGL DATE	LAND DATE	AG DATE	09/30/2021	09/30/2021		FRJS		09/30/2021	FRJS
BLD DATE	XF DATE	INC DATE	FRJS	LGL DATE	LAND DATE	AG DATE																			
09/30/2021	09/30/2021		FRJS		09/30/2021	FRJS																			

WAKULLA COUNTY PROPERTY			
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TOTAL JUST VALUE		415,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,268	
HWY - RD APP.11/12/2014			
PHY.ADD.CHG NEW STREET - OLD #5929 COASTAL			
ADD HX FOR 2015			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 3-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1344/0854	1/25/2024	QC U	I 11
GRANTOR: MCEACHERN ANGUS			
GRANTEE: MCEACHERN ANGUS			
0762/0501	7/25/2008	WD Q	V
GRANTOR: EDDINGER LYNN COLE &			
GRANTEE: MCEACHERN ANGUS			
BUILDING NOTES			
BUILDING DIMENSIONS			
UCP=[YR=2016] W20 S40 UGR=[YR=2016] N40 W20 S40 UCP=[YR=2016] N40 W20 UOP=[YR=2022] E40 N20 W40 S20\$ S40 E20\$ E20\$ E20 N40\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
139 WHIPPOORWILL LN, CRAWFORDVILLE											
TOTAL OB/XF 0											

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