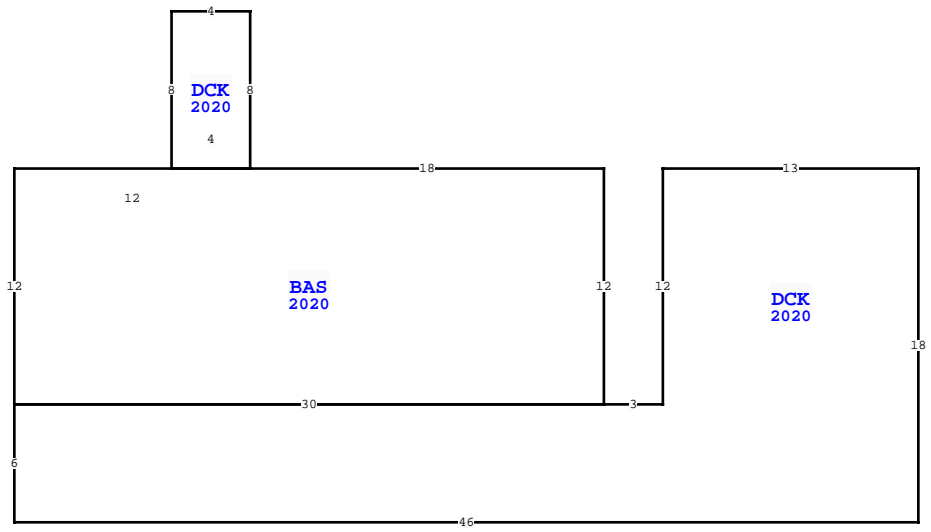




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	10	LAMINATED	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0150	SFR/DCA/MOD	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	6.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	360	100	2020
DCK	32	10	2020
DCK	432	10	2020
TOTALS	824		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR/DCA/MO	0%	- 0		35,342	2020	2020	0	0	3.00	97.00	Heated Area: 360 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,282
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			20,250
TOTAL MARKET VALUE			54,532
SOH/AGL Deduction			17,075
ASSESSED VALUE			37,457
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			37,457
TOTAL JUST VALUE			54,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			41,786
5 YR PRCL CH, PU NEW MODULAR HOME W/ DECKS			
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
ADDRESS CHANGE PER ACCURINT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000548	DECK-CO	0	06/22/2020
18001307	MH-CO	0	12/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/0140	7/31/2018	WD Q	Q	V	01	8,000
GRANTOR: GSEGNER ROBERT						
GRANTEE: FORGOTTEN WATERS LL						
0436/0376	3/05/2002	WD U	U	V		70,000
GRANTOR: REEVES MARGARET L						
GRANTEE: GSEGNER ROBERT						

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
40 RED OAK LN, CRAWFORDVILLE																

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2020] W18 DCK=[YR=2020] N8 W4 S8 E4\$ W12 S12 E30						
DCK=[YR=2020] W30 S6 E46 N18 W13 S12 W3\$ N12\$.						

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	000201	C	MH	0			52.00	100.00	3.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	20,250							