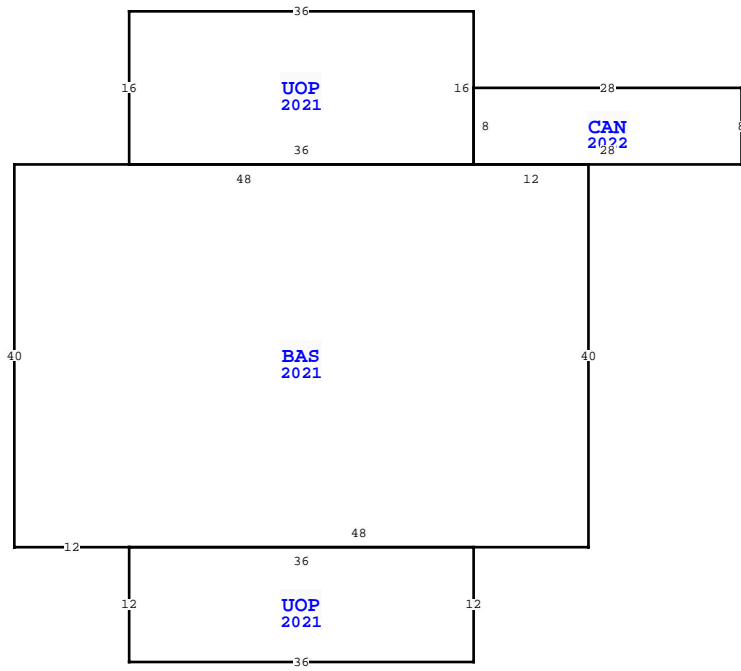


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	27		PREFIN	MTL 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR	MT 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	10		LAMINATED	100	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	5000		IMPRVD AG RES		
MAP NUM	1		MKT AREA	12	
NEIGHBORHOOD/LOC	356.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	237,861
CAN	224	30	2022	67	6,641
UOP	432	20	2021	86	8,523
UOP	576	20	2021	115	11,398
TOTALS	3,632			2,668	264,422

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,668	107.0000	101.65	271,202	2021	2021	0	0	2.50	97.50
1 SINGLE FAM 100% - 2024 Heated Area: 2400 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		290,018	
TOTAL MARKET OB/XF VALUE		6,921	
TOTAL LAND VALUE - MARKET		204,650	
TOTAL MARKET VALUE		320,007	
SOH/AGL Deduction		0	
ASSESSED VALUE		320,007	
TOTAL EXEMPTION VALUE		HX HB 13 320,007	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		501,589	
NCON VALUE		32,236	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,418	
FR PERMIT CK 8/11/23; PU NEW TRAVERSE AND BUILDIN			
2023 AG APP RECVD APRVD			
2022 AG RENEWAL RECD			
PU SFD; XFOB; POWER 5-7-21; CO 7/16/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001145	SFD-CO	0	12/28/2020
20000695	ELECT-CO	0	07/29/2020
B21-001163	POLE BARN		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/0496	7/20/2022	WD	Q	I	01	775,000
GRANTOR: PLOUFFE JAMES						
GRANTEE: NIEDING CHARLES TAY						
1181/0249	12/01/2020	QC	U	V	11	100
GRANTOR: PLOUFFE JAMES & BROWN						
GRANTEE: PLOUFFE JAMES						

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	0030	BARN, POLE	0	100	24	36			864.00	SF	9.00				9.00	6,921

BUILDING NOTES											
BLD DATE 08/10/2021 FRLH LGL DATE 08/10/2021 FRLH											
XF DATE 08/10/2021 FRLH LAND DATE 08/10/2021 FRLH											
INC DATE											
154 PANTON-LESLIE LN, CRAWFORDVILLE											

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
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	325.00	325.00	6,175							
3	005996	A	AG WETLAND	0			0.00	0.00	18.93	AC		1.00	1.00	1.00	100.00	100.00	1,893							

FORBES PRESERVE LOT 1
 OR 817 P 695 OR 817 P 696
 OR 829 P 285 OR 928 P 407

NIEDING CHARLES TAYLOR
 154 PANTON LESLIE LN
 CRAWFORDVILLE, FL 32327

2024

00-00-019-356-06531-001

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	25	MOD	METAL	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	12	AVERAGE		100	
Quality	03	AVERAGE			
DOR CODE	5000 IMPRVD AG RES				
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	356.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	25,596
TOTALS	1,080			1,080	25,596

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%	- 2024																							
Heated Area: 1080						HX Base Yr 2023																				
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>08/10/2021</td> <td>FRLH</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>08/10/2021</td> <td>FRLH</td> <td>LAND DATE</td> <td>08/10/2021 FRLH</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	08/10/2021	FRLH	LGL DATE		XF DATE	08/10/2021	FRLH	LAND DATE	08/10/2021 FRLH	INC DATE			AG DATE	
BLD DATE	08/10/2021	FRLH	LGL DATE																							
XF DATE	08/10/2021	FRLH	LAND DATE	08/10/2021 FRLH																						
INC DATE			AG DATE																							
154 PANTON-LESLIE LN, CRAWFORDVILLE																										

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				290,018	
TOTAL MARKET OB/XF VALUE				6,921	
TOTAL LAND VALUE - MARKET				204,650	
TOTAL MARKET VALUE				320,007	
SOH/AGL Deduction				0	
ASSESSED VALUE				320,007	
TOTAL EXEMPTION VALUE				HX HB 13 320,007	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				501,589	
NCON VALUE				32,236	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				283,418	
AG REMOVED NO APP RECVD					
APPROVE AG FOR 2019					
5 YR PRCL CH, N/C					
ADD CHG PER OWNER VIA TCO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1275/0496	7/20/2022	WD Q	Q I	01	775,000
GRANTOR: PLOUFFE JAMES					
GRANTEE: NIEDING CHARLES TAY					
1181/0249	12/01/2020	QC U	V	11	100
GRANTOR: PLOUFFE JAMES & BROWN					
GRANTEE: PLOUFFE JAMES					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2022;ORIG=30,10] E36 S30 W36 N30 \$					

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
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												0				
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				