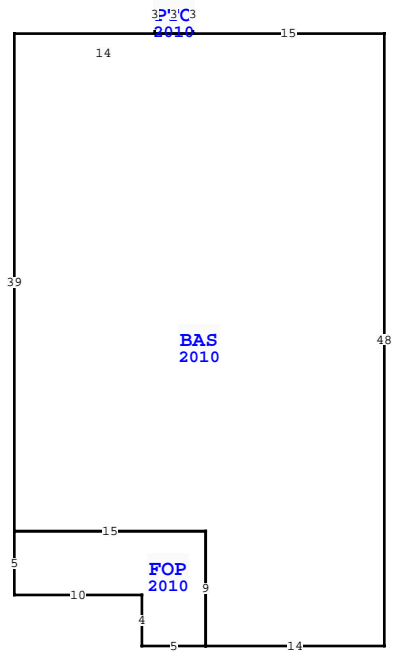




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	08	SHT VINYL 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Kitchen	GD	GOOD 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,285	125.7600	149.34	191,902	2010	2015	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1257 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	2010	1,257	172,702
FOP	95	30	2010	28	3,847
PTO	9	5	2010	0	0
TOTALS	1,361			1,285	176,550

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	0210	CONCRETE D	0 100	20 20	400.00	SF	6.00	6.00	100	2010	2010	3	43	1,032	
2	0211	CONCRETE W	0 100	5 5	25.00	SF	6.00	6.00	100	2010	2010	3	43	65	
3	0955	PRIVACY FE	0 100	0 0	66.00	LF	15.00	15.00	100	2011	2011	3	65	644	
4	0605	PORT VINYL	0 100	8 8	64.00	SF	0.00	0.00	100	2019	2019	3	85	0	

92 CATAWBA TRL, CRAWFORDVILLE

BLD DATE	09/03/2019	RTJT	LGL DATE	
XF DATE	09/03/2019	RTJT	LAND DATE	03/07/2009
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,550
TOTAL MARKET OB/XF VALUE		1,741
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		186,291
SOH/AGL Deduction		35,537
ASSESSED VALUE		150,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,754
TOTAL JUST VALUE		186,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,066

2022 HX APP
 5 YR PRCL CK, PU XF0B LN 4
 COA PER FORM 3547 - SEND QUESTIONNAIRE
 ADD HX FOR 2016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009839	SFD-CO	0	10/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0507	12/11/2021	WD	Q	I	01	185,500
GRANTOR: KIRK SHANNON						
GRANTEE: CROY JOHN D						
1165/0228	8/07/2020	WD	Q	I	01	147,500
GRANTOR: BROWN DAVID J & TRIST						
GRANTEE: KIRK SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 PTO=[YR=2010] N3 W3 S3 E3\$ W14 S3\$ FOP=[YR=2010] S5 E10 S4 E5 N9 W15\$ E15 S9 E14 N48\$.

LAND DESCRIPTION TOTAL OB/XF 1,741

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							