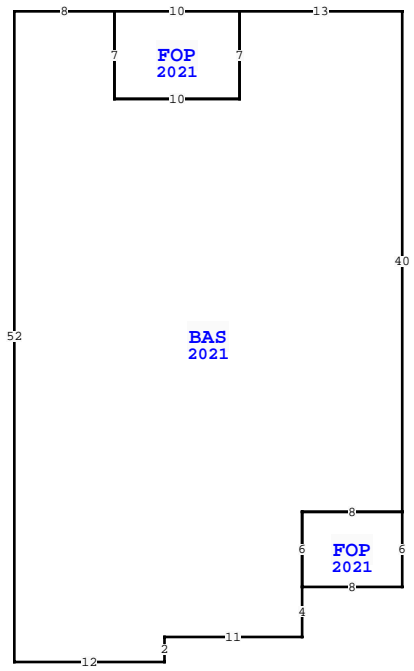


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA		10		
9.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	2021	1,424	163,318
FOP	48	30	2021	14	1,605
FOP	70	30	2021	21	2,409
TOTALS	1,542			1,459	167,332

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,459	98.5500	117.03	170,747	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1424 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,332	
TOTAL MARKET OB/XF VALUE		4,509	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		179,841	
SOH/AGL Deduction		11,481	
ASSESSED VALUE		168,360	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		68,360	
TOTAL JUST VALUE		179,841	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,456	
COA PER NCOA REPORT			
PU SFD; XFOB PWR 10-4-21; CO 11/01/2021			
TC COA - KIM SELLER 803-246-0825			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000599	SFD-CO	0	06/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0112	11/29/2021	WD Q	Q	I	01	185,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: CIMINO JOSEPH						
1171/0675	9/23/2020	WD Q	V	01		5,000
GRANTOR: PITTMAN C H						
GRANTEE: GOLDEN CONSTRUCTION						

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	0210	CONCRETE D	0	100	0	0			736.00	SF	6.00	2021	2021	3	93	4,107	
2	0211	CONCRETE W	0	100	18	4			72.00	SF	6.00	2021	2021	3	93	402	

BLD DATE	11/17/2021	FRLH	LGL DATE	
XF DATE	11/17/2021	FRLH	LAND DATE	11/17/2021 FRLH
INC DATE			AG DATE	

BUILDING NOTES													
86 CATAWBA TRL, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=2021] W13 FOP=[YR=2021] W10 S7 E10 N7\$ S7 W10 N7 W8 S52 E12 N2 E11 N4 FOP=[YR=2021] E8 N6 W8 S6\$ N6 E8 N40\$.													

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	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							