

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		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
4	MKT AREA	10	
9.00	1.25/		
BAS	1,152	100	2004
FOP	96	30	2004
FOP	96	30	2004
TOTALS	1,344		

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0100	01	1,210	109.0000	129.44	156,622	2004	2010	0	0	13.00	87.00																										
1 SINGLE FAM 100% - 2023 Heated Area: 1152 HX Base Yr 2023																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,152</td> <td>100</td> <td>2004</td> <td>1,152</td> <td>129,730</td> </tr> <tr> <td>FOP</td> <td>96</td> <td>30</td> <td>2004</td> <td>29</td> <td>3,266</td> </tr> <tr> <td>FOP</td> <td>96</td> <td>30</td> <td>2004</td> <td>29</td> <td>3,266</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,152	100	2004	1,152	129,730	FOP	96	30	2004	29	3,266	FOP	96	30	2004	29	3,266
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54 CATAWBA TRL, CRAWFORDVILLE				BLD DATE	09/03/2019	RTJ/T	LGL DATE																														
				XF DATE	09/03/2019	RTJ/T	LAND DATE	03/07/2009 JBHC																													
				INC DATE			AG DATE																														

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				136,261		
TOTAL MARKET OB/XF VALUE				441		
TOTAL LAND VALUE - MARKET				8,000		
TOTAL MARKET VALUE				144,702		
SOH/AGL Deduction				11,841		
ASSESSED VALUE				132,861		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				82,861		
TOTAL JUST VALUE				144,702		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				128,991		
INCR EYB 2008-2010 HVAC B23-756 CC 6/16/2023						
PORT TO 09960-C01 HALLAIAN						
INCR EYB 2004-2008 PRMT OB22-000033						
REMOVED H1 NOTICE CODE HX APP2021						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-000756	HVAC CHANGE OUT-C		06/06/2023			
OB22-000033	RE-ROOF-CC	0	01/19/2022			
32250	SFD	0	08/16/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0641	2/24/2022	WD Q	Q I	I 01		152,000
GRANTOR: HALLAIAN MELISSA A &						
GRANTEE: HUGHES AERIAL						
1128/0320	10/18/2019	QC U	I 30			100
GRANTOR: HALLAIAN MELISSA A						
GRANTEE: HALLAIAN MELISSA A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2004] W16 FOP=[YR=2004] S6 W16 N6 E16\$ S6 W16 S36 E16 FOP=[YR=2004] N6 E16 S6 W16\$ N6 E16 N36\$.						

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	24 12	288.00	SF	6.00	6.00	100	2004	2004	3	23	397	
2	0211	CONCRETE W	0 100	0 0	32.00	SF	6.00	6.00	100	2004	2004	3	23	44	
TOTAL OB/XF														441	

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							