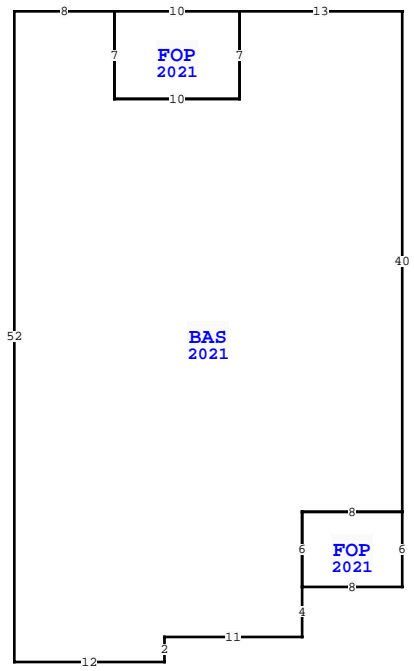




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	9.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,424	100	2021
FOP	48	30	2021
FOP	70	30	2021
TOTALS	1,542		

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 0% - 0 Heated Area: 1424 HX Base Yr													



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			4,420
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			179,752
SOH/AGL Deduction			14,559
ASSESSED VALUE			165,193
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,193
TOTAL JUST VALUE			179,752
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,362
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG ELMNT			
PU SFD; XFOB; PWR 1-6-21; CO 01/25/2021			
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000946	SFD-CO	0	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/0109	2/05/2021	WD Q	Q	I	01	170,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: HILL ANTWAN J SR. &						
1163/0088	7/30/2020	WD Q	Q	V	01	7,500
GRANTOR: HARTIN SAM D & GENE D						
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	0	36	20		720.00	SF	6.00	6.00	100	2021	2021	3	93	4,018	
2	0211	CONCRETE W	0	0	18	4		72.00	SF	6.00	6.00	100	2021	2021	3	93	402	
TOTALS														1,542		1,459	167,332	

BLD DATE		FRLH	LGL DATE
02/01/2021			
02/21/2021			
XF DATE		FRLH	LAND DATE
			03/07/2009
INC DATE			AG DATE

BUILDING NOTES													
12 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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							