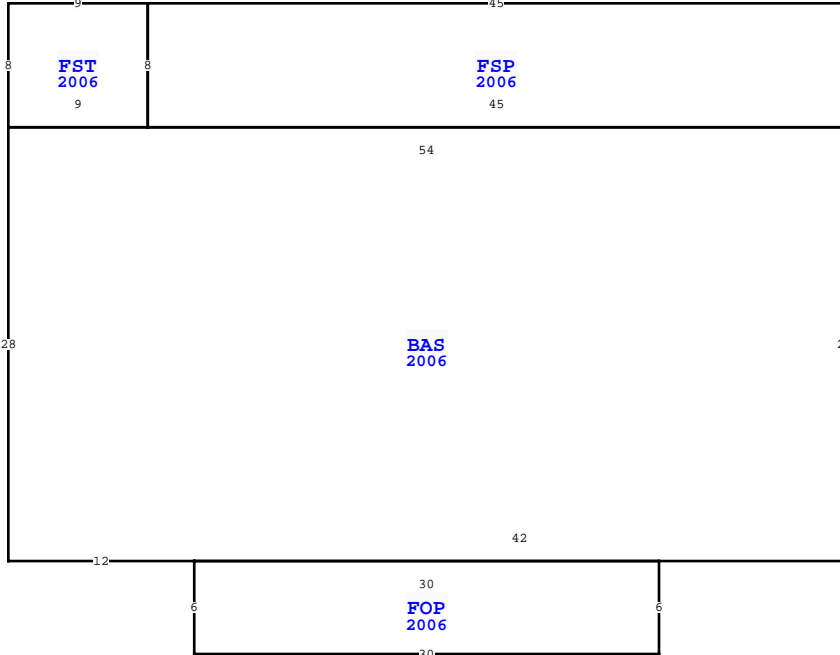


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022		Heated Area: 1512					HX Base Yr	2022		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	155,590
FOP	180	30	2006	54	5,557
FSP	360	55	2006	198	20,375
FST	72	55	2006	40	4,116
TOTALS	2,124			1,804	185,638

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,638
TOTAL MARKET OB/XF VALUE			1,453
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			199,091
SOH/AGL Deduction			37,292
ASSESSED VALUE			161,799
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			111,799
TOTAL JUST VALUE			199,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,036

5 YR PRCL CK, DEMO XFOBS AS FUTURE DEL, CHG ELMNTS			
5 YR PRCL CK, N/C			
ADD HX FOR 2019-O'BRIEN AND KRANERT			
CALLAGHAN PORTED/TRNSFRD HX TO 10116-110			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006884	SFD - CO 8/25/6	0	05/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0324	6/30/2021	WD	Q	I	01	173,500
GRANTOR: O'BRIEN BRITTNEY & CO						
GRANTEE: JONES NAASSON A						
1079/0196	7/06/2018	WD	Q	I	01	150,500
GRANTOR: CALLAGHAN LIAM B & SA						
GRANTEE: O'BRIEN BRITTNEY &						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

35 CATAWBA TRL, CRAWFORDVILLE					
BLD DATE	09/09/2019	RTLC	LGL DATE		
XF DATE	09/09/2019	RTLC	LAND DATE	03/07/2009	JBHC
INC DATE			AG DATE		

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	26	18		468.00	SF	6.00	6.00	100	2006	2006	3	27	758
2	0211	CONCRETE W	0	100	16	3		48.00	SF	6.00	6.00	100	2006	2006	3	27	78
3	0955	PRIVACY FE	0	100	0	0		74.00	LF	15.00	15.00	100	2006	2006	3	30	333
4	0620	WOOD UTL B	0	100	10	10		100.00	SF	6.00	6.00	100	2006	2006	3	27	162
5	0060	DECK WOOD	0	100	9	4		36.00	SF	5.00	5.00	100	2006	2006	3	30	54
6	0060	DECK WOOD	0	100	9	5		45.00	SF	5.00	5.00	100	2006	2006	3	30	68

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2006] W45 FST=[YR=2006] W9 S8 E9 N8\$ S8 E45									
BAS=[YR=2006] W54 S28 E12 FOP=[YR=2006] S6 E30 N6 W30\$ E42									
N28\$ N8\$.									

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							
2	000000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	1.00	8,000.00	8,000.00	4,000							