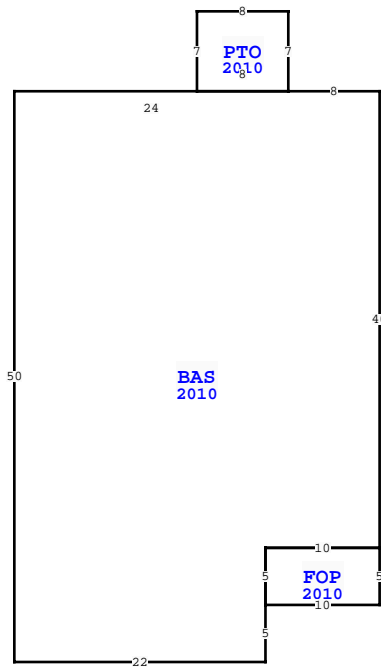




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Heating Type	03	FORCED AIR	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	1,500	100	2010
FOP	50	30	2010
PTO	56	5	2010
TOTALS	1,606		

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%	- 2021									Heated Area: 1500	HX Base Yr 2021



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,134
TOTAL MARKET OB/XF VALUE			1,156
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			163,290
SOH/AGL Deduction			32,073
ASSESSED VALUE			131,217
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			81,217
TOTAL JUST VALUE			163,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,457
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG ELMNT			
ADD HX FOR 2021-NIX			
5 YR PRCL CK, N/C			
REMOVE HX SEE ABOVE NOTES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009836	SFD-CO	0	10/14/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0093	6/21/2024	QC	U	I	11	100
GRANTOR: NIX JAMES R						
GRANTEE: NIX KODIE L						
1152/0068	5/12/2020	WD	Q	I	01	155,000
GRANTOR: MILLER RANDY J & TIFF						
GRANTEE: NIX KODIE L & JAMES						

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	20	20		400.00	SF	6.00	100	2010	2010	3	43	1,032
2	0211	CONCRETE W	0	100	16	3		48.00	SF	6.00	100	2010	2010	3	43	124

BLD DATE		09/19/2019	RTL	LGL DATE	03/07/2009	JBHC
XF DATE	09/19/2019	RTL	LAND DATE			
INC DATE			AG DATE			

BUILDING NOTES	
119 CATAWBA TRL, CRAWFORDVILLE	

BUILDING DIMENSIONS	
BAS=[YR=2010] W8 PTO=[YR=2010] N7 W8 S7 E8 \$ W24 S50 E22 N5 FOP=[YR=2010] E10 N5 W10 S5\$ N5 E10 N40\$.	

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