

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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			
Ceiling	08	8 FT 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	12	AVERAGE 100			
Quality	03	AVERAGE			
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	1,318	100	2023	1,318	172,948
FOP	84	30	2023	25	3,281
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TOTALS	1,486			1,368	179,509

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%	- 2024									
				Heated Area: 1318				HX Base Yr 2024				

18 CHINOOK TRL, CRAWFORDVILLE

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	0635	PORT MTL U	0 100	8	10	80.00	SF	0.00	6.00	100	2024	2008	AV	100	0	
2	0210	CONCRETE D	0 100	38	18	684.00	SF	6.00	6.00	100	2024	2023	AV	100	4,104	
3	0211	CONCRETE W	0 100	4	4	16.00	SF	6.00	6.00	100	2024	2023	AV	100	96	
4	0955	PRIVACY FE	0 100	0	0	97.00	LF	15.00	15.00	100	2024	2023	AV	100	1,455	

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	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

TOTAL OB/XF													
													5,655

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	179,509		
TOTAL MARKET OB/XF VALUE	5,655		
TOTAL LAND VALUE - MARKET	8,000		
TOTAL MARKET VALUE	193,164		
SOH/AGL Deduction	0		
ASSESSED VALUE	193,164		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	143,164		
TOTAL JUST VALUE	193,164		
NCON VALUE	185,164		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	10,000		
FR PU NCON & XFOBS 12-21-2023			
FLYNN PICKED UP 12/21/23, GAVE TO FRONT TO KEY			
5 YR PRCL CH, N/C			
ADD STREET NAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000066	SFD-CO		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/0802	10/06/2023	WD	Q	I	01	225,900
GRANTOR: ESTES HOMES AND CONST						
GRANTEE: PETRY CORTNIE						
1322/0677	7/20/2023	QC	U	V	11	100
GRANTOR: ESTES INVESTMENT PROPE						
GRANTEE: ESTES HOMES AND CON						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=40,10] E15 S6 E14 S38 W14 S6 S1 W15 N32 W3 N7 E3 N12 \$	
FOP=[YR=2023;ORIG=55,10] E14 S6 W14 N6 \$	
POP=[YR=2023;ORIG=55,54] E14 S6 W14 N6 \$	