



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
FOP	84	30	2023	25	3,281
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	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	

EXTRA FEATURES		
BLD DATE	XF DATE	INC DATE

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

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 \$
FOP=[YR=2023;ORIG=55,54] E14 S6 W14 N6 \$

LAND DESCRIPTION	TOTAL OB/XF																							
	5,655																							
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							