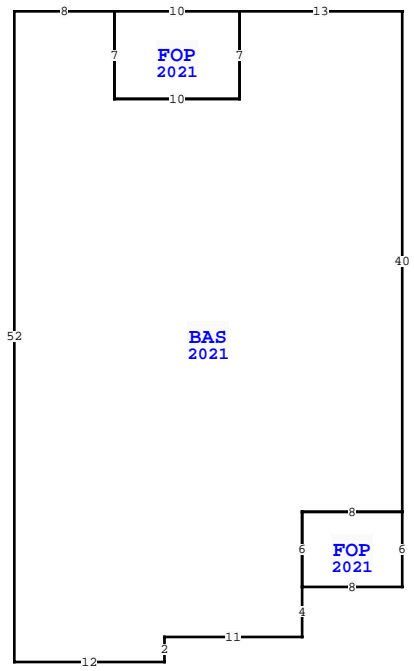




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
9.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	2021	1,424	163,318
FOP	48	30	2021	14	1,605
FOP	70	30	2021	21	2,409
TOTALS	1,542			1,459	167,332

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 100% - 2023 Heated Area: 1424 HX Base Yr 2023													



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		4,821	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		180,153	
SOH/AGL Deduction		11,459	
ASSESSED VALUE		168,694	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		118,694	
TOTAL JUST VALUE		180,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,781	
PU SFD; XFOB PWR 4-22-21; CO 4/30/2021			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
ADD STREET NAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001180	SAFETY INSPEC	0	11/09/2021
21000028	SFD-CO	0	01/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/0885	10/07/2021	CD U	I	I	11	100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: TRIVINO DORA C SOTO						
1214/0112	6/15/2021	WD P	I	I	98	176,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: TRIVINO DORA C SOTO						

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	0	0			772.00	SF	6.00	100	2021	2021	3	93	4,308
2	0211	CONCRETE W	0	100	23	4			92.00	SF	6.00	100	2021	2021	3	93	513

TOTAL OB/XF													
4,821													
6 CHINOOK TRL, CRAWFORDVILLE													
BLD DATE		05/17/2021		FRLH		LGL DATE							
XF DATE		05/17/2021		FRLH		LAND DATE		03/07/2009		JBHC			
INC DATE						AG DATE							

BUILDING NOTES													

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																								
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			85.00	130.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							