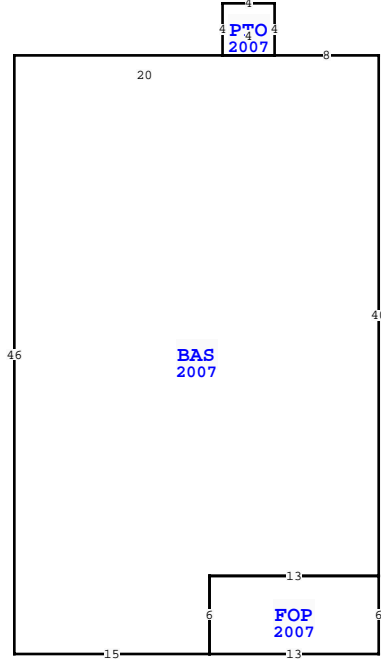


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	13	GOOD 100			
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 10			
NEIGHBORHOOD/LOC	12.00	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100	2007	1,210	141,599
FOP	78	30	2007	23	2,692
PTO	16	5	2007	1	117
TOTALS	1,304			1,234	144,407

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,234	117.9900	134.51	165,985	2007	2010	0	0	13.00	87.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1210 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			144,407
TOTAL MARKET OB/XF VALUE			1,421
TOTAL LAND VALUE - MARKET			13,600
TOTAL MARKET VALUE			159,428
SOH/AGL Deduction			0
ASSESSED VALUE			159,428
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			159,428
TOTAL JUST VALUE			159,428
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			145,587
2021 VALUES PORTED TO 00-00-053-317-09901-A04			
5 YR PRCL CK N/C			
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 4			
ADD HX FOR 2009 PH#321-9683			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061813	SFR	0	11/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0772	4/29/2022	WD Q	Q	I	01	185,000
GRANTOR: MCKENZIE MICHAEL D						
GRANTEE: LOWERY HENRY III						
0701/0293	3/09/2007	WD Q	Q	I		113,600
GRANTOR: SOUTHERN HOMES DESIGN						
GRANTEE: MCKENZIE MICHAEL D						

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	0	20	18	360.00	SF	6.00	6.00	100	2007	2007	3	30	648	
2	0211	CONCRETE W	0	0	11	3	33.00	SF	6.00	6.00	100	2007	2007	3	30	59	
3	0955	PRIVACY FE	0	0	0	0	119.00	LF	15.00	15.00	100	2007	2007	3	40	714	
4	0605	PORT VINYL	0	0	3	6	18.00	SF	0.00	0.00	100	2007	2007	3	30	0	

BLD DATE		09/25/2019	RTJT	LGL DATE	
XF DATE	09/25/2019	RTJT	LAND DATE	03/09/2008	JBHC
INC DATE			AG DATE		

BUILDING NOTES	
44 CHICKAT TRL, CRAWFORDVILLE	
BUILDING DIMENSIONS	
BAS=[YR=2007] W8 PTO=[YR=2007] N4 W4 S4 E4\$ W20 S46 E15	
FOP=[YR=2007] E13 N6 W13 S6\$ N6 E13 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	13,600							