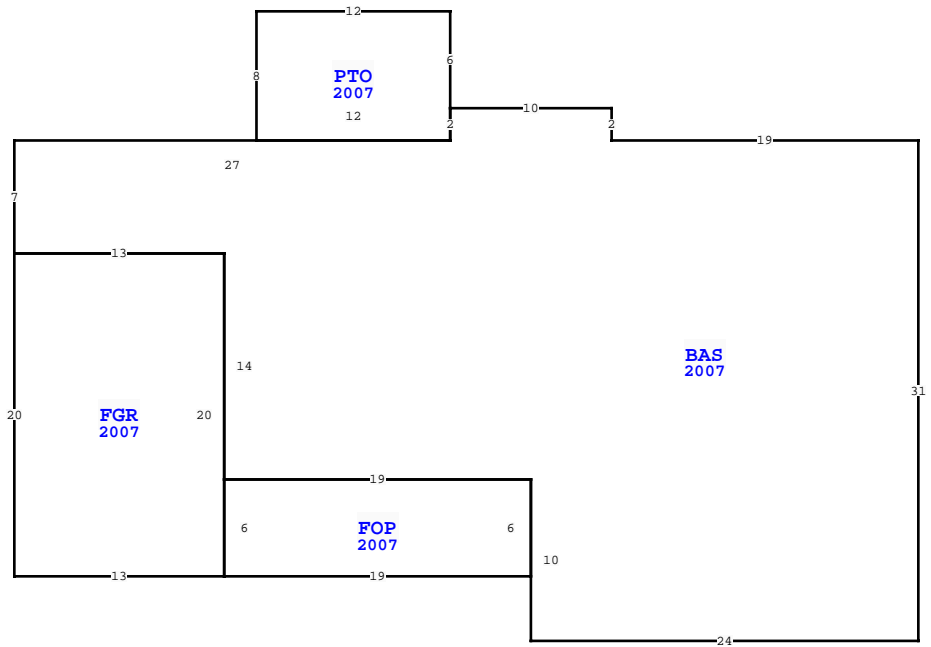




BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100

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%	- 2022								
Heated Area: 1254						HX Base Yr 2022					



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	1,254	100	2007	1,254	121,041
FGR	260	50	2007	130	12,548
FOP	114	30	2007	34	3,282
PTO	96	5	2007	5	483
TOTALS	1,724			1,423	137,354

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,354
TOTAL MARKET OB/XF VALUE			2,298
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			160,052
SOH/AGL Deduction			32,390
ASSESSED VALUE			127,662
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			77,662
TOTAL JUST VALUE			160,052
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,894
5 YR PRCL CK, N/C			
UPDATE ADDTNL OWNER SCREEN			
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 5			
PU XFOB#4; 5 YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061619	SFD-CO	0	10/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1212/0105	5/28/2021	WD	Q	I	01	164,000
GRANTOR: DECHNER TIFFANY L						
GRANTEE: HOLTON C TIFFANY						
1075/0589	5/29/2018	QC	U	I	30	56,200
GRANTOR: DECHNER BENJAMIN R						
GRANTEE: DECHNER TIFFANY L						

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	30	10			6.00	100	2007	2007	3	30	540	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2007	2007	3	30	128	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2007	2007	3	40	444	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2007	2007	3	40	738	
5	0700	PORT BLDG	0	100	8	10			8.00	100	2008	2008	3	70	448	

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	
45 CHICKAT TRL, CRAWFORDVILLE	

LAND DESCRIPTION															TOTAL OB/XF									
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	1.50	LT		1.00	1.00	1.00	13,600.00	13,600.00	20,400							

BUILDING DIMENSIONS	
BAS=[YR=2007] W19 N2 W10 PTO=[YR=2007] N6 W12 S8 E12 N2\$ S2 W27 S7 FGR=[YR=2007] S20 E13 N20 W13\$ E13 S14 FOP=[YR=2007] S6 E19 N6 W19\$ E19 S10 E24 N31\$.	