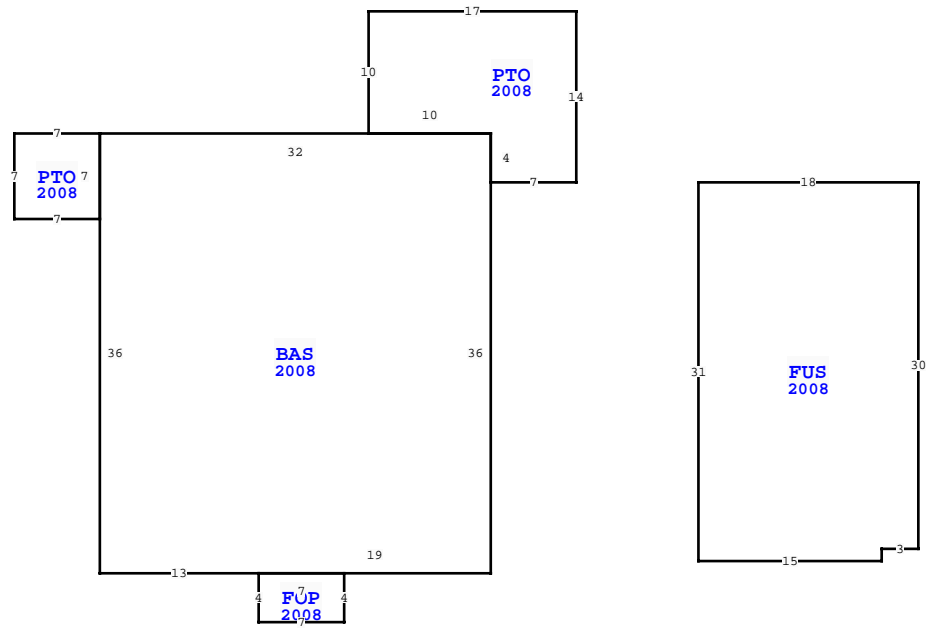




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
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%	2021									Heated Area: 1707	HX Base Yr 2021



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	1,152	100	2008	1,152	108,505
FOP	28	30	2008	8	753
FUS	555	100	2008	555	52,275
PTO	49	5	2008	2	189
PTO	198	5	2008	10	942
TOTALS	1,982			1,727	162,664

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		162,664	
TOTAL MARKET OB/XF VALUE		2,057	
TOTAL LAND VALUE - MARKET		13,600	
TOTAL MARKET VALUE		178,321	
SOH/AGL Deduction		32,675	
ASSESSED VALUE		145,646	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		95,646	
TOTAL JUST VALUE		178,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,181	
H5 DUE TO COA PER NCOA REPORT			
ADD HX FOR 2021-KENNY			
5 YR PRCL CK, N/C			
PU XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000064	REROOF	0	03/02/2020
20000136	MECH	0	02/14/2020
20071547	SFD-CO	0	10/30/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1151/0255	5/14/2020	WD Q	Q	I	01	170,000
GRANTOR: ESTES INVESTMENTS LLC						
GRANTEE: KENNY HALEY & FRANK						
1139/0410	2/03/2020	CT U	I	18		106,100
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: ESTES INVESTMENTS 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	0605	PORT VINYL	0 100	8	8	64.00	SF	0.00	6.00	100	2008	2008	3	34	0	
2	0210	CONCRETE D	0 100	27	22	594.00	SF	6.00	6.00	100	2008	2008	3	34	1,212	
3	0211	CONCRETE W	0 100	4	7	28.00	SF	6.00	6.00	100	2008	2008	3	34	57	
4	0955	PRIVACY FE	0 100	0	0	105.00	LF	15.00	15.00	100	2008	2008	3	50	788	

BUILDING NOTES			
85 CHICKAT TRL, CRAWFORDVILLE			

BUILDING DIMENSIONS			
PTO=[YR=2008] W17 S10 E10 BAS=[YR=2008] W32 PTO=[YR=2008] W7 S7 E7 N7\$ S36 E13 FOP=[YR=2008] S4 E7 N4 W7\$ E19 N36\$ S4 E7 PTR=E10 FUS=[YR=2008] S31 E15 N1 E3 N30 W18\$ W10\$ N14\$.			

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	13,600.00	13,600.00	13,600							