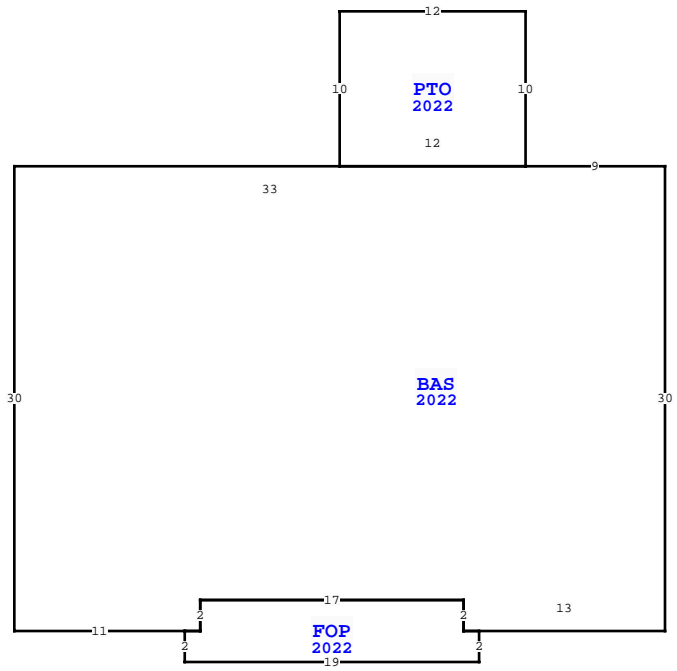




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
12.00		1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	2022	1,226	158,988
FOP	72	30	2022	22	2,853
PTO	120	5	2022	6	778
TOTALS	1,418			1,254	162,618

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,254	114.9000	130.99	164,261	2022	2022	0	0	1.00	99.00	
2 SINGLE FAM		100% - 2024		Heated Area: 1226		HX Base Yr 2024						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		162,618	
TOTAL MARKET OB/XF VALUE		2,433	
TOTAL LAND VALUE - MARKET		27,200	
TOTAL MARKET VALUE		192,251	
SOH/AGL Deduction		0	
ASSESSED VALUE		192,251	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		142,251	
TOTAL JUST VALUE		192,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,570	
2021 CERT OF CORR DEMO NONLIVABLE BLDG PER EB			
FR PU SFD & XFOB 0210, 0211			
COMB PRCL 09635-010 LOT 10 3/11/2022			
OR 1251 P 431 UNITY OF TITLE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000203	SFD-CO	0	03/18/2022
21001002	DEMO NON LIVABLE	0	09/27/2021
30009	SFR	0	03/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0285	10/20/2023	WD	Q	I	01	234,900
GRANTOR: ANTONIO CHARLES &						
GRANTEE: VANAGS EMILY						
1271/0075	6/22/2022	WD	Q	I	01	205,000
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: ANTONIO CHARLES & H						

EXTRA FEATURES		51 HAIDA TRL, CRAWFORDVILLE															
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	20	20	400.00	SF	6.00	6.00	100	2022	2022	3	97	2,328	
2	0211	CONCRETE W	0	100	3	6	18.00	SF	6.00	6.00	100	2022	2022	3	97	105	

BLD DATE		02/18/2022		FRAK		LGL DATE		03/09/2008		JBHC	
XF DATE						LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W9 PTO=[YR=2022] N10 W12 S10 E12\$ W33 S30 E11									
FOP=[YR=2022] S2 E19 N2 W1 N2 W17 S2 W1\$ E1 N2 E17 S2 E13									
N30\$.									

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		R1	100.00	100.00	2.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	27,200							