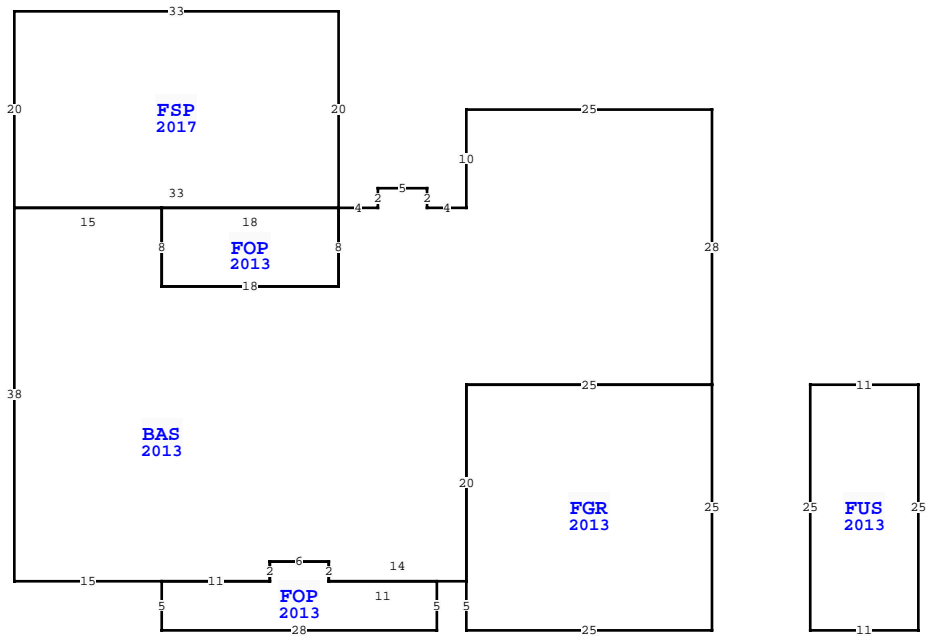




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR		SLAB 100	
Frame	05	WOOD		FRAME 100	
Exterior Wall	02	HARDIE		BRD 100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		80	
Interior Floor	11	CLAY TILE		20	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		4		100	
Story Height		0		100	
Stories	1.5	1.5		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		10	
NEIGHBORHOOD/LOC	342.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2013	2,302	274,783
FGR	625	50	2013	312	37,243
FOP	144	30	2013	43	5,133
FOP	152	30	2013	46	5,491
FSP	660	55	2017	363	43,331
FUS	275	100	2013	275	32,826
TOTALS	4,158			3,341	398,805

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,341	121.4000	132.63	443,117	2013	2013	0	0	10.00	90.00
1 SINGLE FAM 100% - 2023 Heated Area: 2577 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			413,524
TOTAL MARKET OB/XF VALUE			38,016
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			551,540
SOH/AGL Deduction			232,031
ASSESSED VALUE			319,509
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			269,509
TOTAL JUST VALUE			551,540
NCON VALUE			25,170
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			516,302
FR PRMT CK PU XFOBS			
FR PRMT CK			
PORT FROM PALM BEACH - MERCURE			
AND PU NEW TRAVERSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00034	IN-GROUND POOL-CC	0	09/01/2023
2013120	SFD-CO	0	02/28/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/0560	2/24/2022	WD	Q	I	01	568,000
GRANTOR: CARROLL EVIE						
GRANTEE: MERCURE FABIANA & O						
0901/0772	2/15/2013	WD	U	V	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: CARROLL EVIE						

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	1,995.00	SF	6.00	6.00	100	2013	2013	3	57	6,823	
2	0211	CONCRETE W	0	100	0	0	246.00	SF	6.00	6.00	100	2013	2013	3	57	841	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2013	2013	3	80	1,040	
4	0770	PUMP HOUSE	0	100	4	10	40.00	SF	5.00	5.00	100	2013	2013	3	75	150	
5	0211	CONCRETE W	0	100	13	3	39.00	SF	6.00	6.00	100	2014	2014	3	62	145	
6	0956	PRIVACY FE	0	100	0	0	42.00	LF	19.00	19.00	100	2014	2014	3	62	495	
7	0125	MTL/VYL AC	0	100	0	0	216.00	LF	19.00	19.00	100	2014	2014	3	62	2,544	
10	0210	CONCRETE D	0	100	3	22	66.00	SF	6.00	6.00	100	2013	2013	3	57	226	
11	0055	PORTABLE C	0	100	18	40	720.00	SF	0.00	0.00	100	2019	2019	3	85	0	
12	0625	PORT WD UT	0	100	10	10	100.00	SF	6.00	6.00	100	2022	2022	3	97	582	

TOTAL OB/XF											
BLD DATE	08/10/2018	FRJLT	LGL DATE								
XF DATE	08/10/2018	FRJLT	LAND DATE	08/10/2018							
INC DATE			AG DATE								
85 CROSSCUT TRL, CRAWFORDVILLE											
TOTAL OB/XF 12,846											

BUILDING NOTES											
BAS=[YR=2013] W25 S10 W4 N2 W5 S2 W4 FSP=[YR=2017] N20 W33 S20 E33\$ FOP=[YR=2013] W18 S8 E18 N8\$ S8 W18 N8 W15 S38 E15 FOP=[YR=2013] S5 E28 N5 W11 N2 W6 S2 W11\$ E11 N2 E6 S2 E14 FGR=[YR=2013] S5 E25 PTR=E10 FUS=[YR=2013] E11 N25 W11 S25\$ W10\$ N25 W25 S20\$ N20 E25 N28\$.											

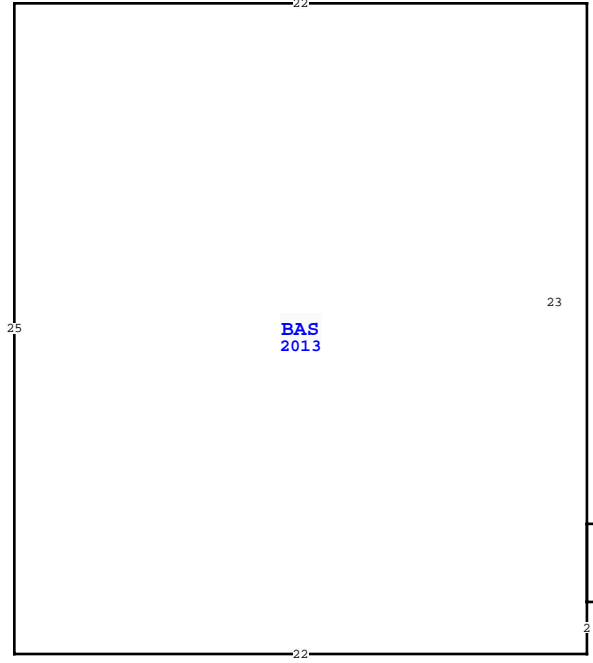
BUILDING DIMENSIONS											
BAS=[YR=2013] W25 S10 W4 N2 W5 S2 W4 FSP=[YR=2017] N20 W33 S20 E33\$ FOP=[YR=2013] W18 S8 E18 N8\$ S8 W18 N8 W15 S38 E15 FOP=[YR=2013] S5 E28 N5 W11 N2 W6 S2 W11\$ E11 N2 E6 S2 E14 FGR=[YR=2013] S5 E25 PTR=E10 FUS=[YR=2013] E11 N25 W11 S25\$ W10\$ N25 W25 S20\$ N20 E25 N28\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	01	NONE	100
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	342.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	550	100	2013
PTO	12	5	2013
TOTALS	562		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR UFGR	100%	- 2023	30.53	16,822	2013	2013	0	0	12.50	87.50
Heated Area: 550						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		413,524	
TOTAL MARKET OB/XF VALUE		38,016	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		551,540	
SOH/AGL Deduction		232,031	
ASSESSED VALUE		319,509	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		269,509	
TOTAL JUST VALUE		551,540	
NCON VALUE		25,170	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		516,302	
FR 5YR CK - DEMO XFOB, PU XFOBS, CH QUAL			
5 YR PRCL CK, PU XFOB LN 4-10. NEW TRAVERSE			
WAKULLA 04983-C03 (CARROLL)			
ADD HX, TRANSFERRED FROM FRANKLIN (EVIE) &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1253/0560	2/24/2022	WD Q	I 01
			SALE PRICE
			568,000
GRANTOR: CARROLL EVIE			
GRANTEE: MERCURE FABIANA & O			
0901/0772	2/15/2013	WD U	V 11
GRANTOR: PAFFORD PROPERTIES &			
GRANTEE: CARROLL EVIE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2013] W22 S25 E22 N2 PTO=[YR=2013] E4 N3 W4 S3\$ N23\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
14	0225	POOL, FIBER	0	100	30	15		50.00	50.00	100	2024
15	0211	CONCRETE W	0	100	0	0	SF	6.00	6.00	100	2024
16	0211	CONCRETE W	0	100	13	3	SF	6.00	6.00	100	2024
TOTALS											
85 CROSSCUT TRL, CRAWFORDVILLE											

BLD DATE	08/10/2018	FRJT	LGL DATE	
XF DATE	08/10/2018	FRJT	LAND DATE	08/10/2018
INC DATE			AG DATE	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
25,170																								