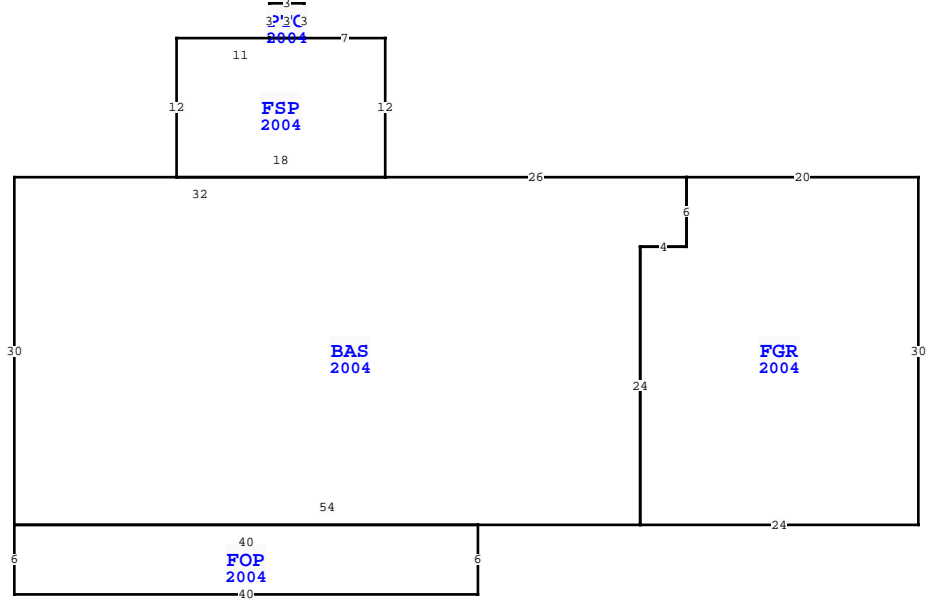




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	2004	1,644	134,735
FGR	696	50	2004	348	28,521
FOP	240	30	2004	72	5,901
FSP	216	55	2004	119	9,752
PTO	9	5	2004	0	0
TOTALS	2,805			2,183	178,910

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			220,876	2004	2004	0	0	19.00	81.00
Heated Area: 1644 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				267,283		
TOTAL MARKET OB/XF VALUE				8,259		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				320,542		
SOH/AGL Deduction				99,639		
ASSESSED VALUE				220,903		
TOTAL EXEMPTION VALUE				HX HB VX 55,000		
BASE TAXABLE VALUE				165,903		
TOTAL JUST VALUE				320,542		
NCON VALUE				10,869		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				318,916		
5 YR CH FR 5/5/23 PU XFOBS & UPDATE TRAV						
2022 AG APP DENIED						
PER PRCL COMB REQUEST BY OWNER						
COMB PRCL 09656-010, BLDG, LAND, XFOB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000549	ELEC	0	05/24/2021			
18001316	MECH	0	12/03/2018			
31345	SFR	0	02/09/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1238/0160	11/10/2021	WD	Q	I	01	185,000
GRANTOR: CALDWELL DONALD J & A						
GRANTEE: ROY LOTTIE & GUY						
1138/0741	1/28/2020	WD	Q	I	01	225,000
GRANTOR: KINDIG DAWN						
GRANTEE: ROY GUY & LOTTIE						
BLD DATE						09/21/2018
XF DATE						09/21/2018
INC DATE						
LGL DATE						09/21/2018
LAND DATE						FRJT
AG DATE						
TOTAL OB/XF						5,375

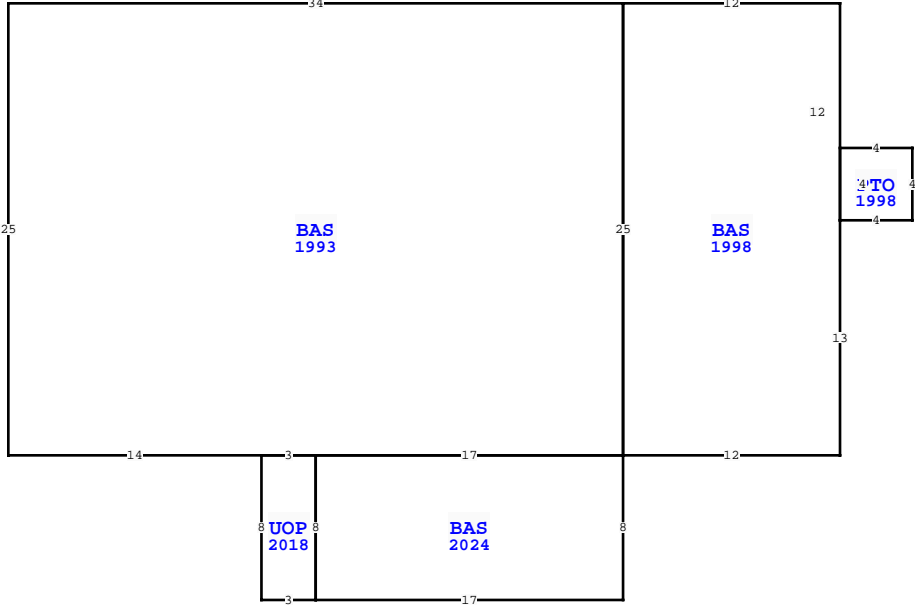
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2004	2004	3	62	1,178	
2	0210	CONCRETE D	0	100	0	0	1,200.00	SF	6.00	6.00	100	2004	2004	3	23	1,656	
3	0211	CONCRETE W	0	100	10	6	60.00	SF	6.00	6.00	100	2004	2004	3	23	83	
4	0940	OPEN SHED	0	100	12	18	216.00	SF	4.00	4.00	100	2007	2007	3	30	259	
5	0080	4' CHAINLI	0	100	0	0	148.00	LF	13.00	13.00	100	2013	2013	3	57	1,097	
6	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1983	1983	3	20	260	
7	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	1983	1983	3	20	77	
8	0940	OPEN SHED	0	100	24	12	288.00	SF	4.00	4.00	100	1988	1988	3	20	230	
9	0940	OPEN SHED	0	100	8	10	80.00	SF	4.00	4.00	100	2017	2017	3	76	243	
10	0625	PORT WD UT	0	100	8	8	64.00	SF	6.00	6.00	100	2017	2017	3	76	292	

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			0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							
2	000100	C	SFR	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

REVIEW DATE 05/05/2023 BY FRAK																								
Total Acres: 6.00					Total Land Value: 45,000					Market: 0					Agricultural: 0					Common: 45,000				
PRINTED 04/01/2026 BY SYS																								

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	12		CEDAR/CYPR	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floop	10		LAMINATED	50	
Interior Floop	11		CLAY TILE	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms				3 100	
Bathrooms				1.5 100	
Story Height				0 100	
Stories	1.			1. 100	
Units				0 100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	4		MKT AREA	10	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	1993	850	58,140
BAS	300	100	1998	300	20,520
BAS	136	100	2024	136	9,302
PTO	16	5	1998	1	68
UOP	24	20	2018	5	342
TOTALS	1,326			1,292	88,373

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,292	120.0000	114.00	147,288	1983	1983	0	0	40.00	60.00
2 SINGLE FAM 100% - 2021 Heated Area: 1286 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			267,283
TOTAL MARKET OB/XF VALUE			8,259
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			320,542
SOH/AGL Deduction			99,639
ASSESSED VALUE			220,903
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			165,903
TOTAL JUST VALUE			320,542
NCON VALUE			10,869
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,916
ADD HX/PORT.VX(GUY ROY) FOR 2021-ROY			
EMLD DR501R FOR KINDIG TO INDIAN RIVER CO			
EMLD BROWARD CO FOR PORT-ROY			
DC CHARLES LEMUEL KINDIG OR 1138 P 740			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/0160	11/10/2021	WD	Q	I	01	185,000
GRANTOR: CALDWELL DONALD J & A						
GRANTEE: ROY LOTTIE & GUY						
1138/0741	1/28/2020	WD	Q	I	01	225,000
GRANTOR: KINDIG DAWN						
GRANTEE: ROY GUY & LOTTIE						

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
11	0620	WOOD UTL B	0	100	14	16			6.00	100	2024	2021	AV	93	1,250	
12	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2022	AV	99	1,634	
TOTALS																

BUILDING NOTES														
1576 SPRING CREEK HWY, CRAWFORDVILLE														
BLD DATE 09/21/2018 FRJT LGL DATE 09/21/2018 FRJT														
XF DATE 09/21/2018 FRJT LAND DATE 09/21/2018 FRJT														
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 05/05/2023 BY FRAK Total Acres: 6.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 04/01/2026 BY SYS																								