



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	07	VYL PLANK	80
Interior Floor	11	CLAY TILE	20
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	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	8.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	2021
FGR	273	50	2021
FOP	80	30	2021
FOP	169	30	2021
PTO	52	5	2021
PTO	140	5	2021
TOTALS	1,974		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,481	100.4400	119.27	176,639	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1260 HX Base Yr													
BLD DATE	09/13/2021			MMJS	LGL DATE	09/13/2021			MMJS				
XF DATE	09/13/2021			MMJS	LAND DATE	09/13/2021			MMJS				
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			173,106
TOTAL MARKET OB/XF VALUE			3,181
TOTAL LAND VALUE - MARKET			7,070
TOTAL MARKET VALUE			183,357
SOH/AGL Deduction			0
ASSESSED VALUE			183,357
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			183,357
TOTAL JUST VALUE			183,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,382

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1330/536	9/22/2023	QC U	I 11
GRANTOR: BROWN STANLEY D & CHA			
GRANTEE: GRAND 5, LLC			
1156/0179	6/18/2020	WD Q	V 05
GRANTOR: MARK PAYNE SUC TRUSTE			
GRANTEE: BROWN STANLEY D & C			

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	0	20	13	260.00	SF	6.00	6.00	100	2021	2021	3	93	1,451	
2	0210	CONCRETE D	0	0	22	13	286.00	SF	6.00	6.00	100	2021	2021	3	93	1,596	
3	0211	CONCRETE W	0	0	6	4	24.00	SF	6.00	6.00	100	2021	2021	3	93	134	
TOTALS														3,181			

BUILDING NOTES													
60 MOHICAN TRL, CRAWFORDVILLE													
BUILDING DIMENSIONS FGR=[YR=2021] W21 S13 FOP=[YR=2021] N13 PTO=[YR=2021] E8 N4 W13 S4 E5\$ W13 S13 PTO=[YR=2021] N10 W14 S10 E14\$ E13\$ E15 BAS=[YR=2021] W44 S29 E14 N1 E16FOP=[YR=2021] W16 S5 E16 N5\$ S1 E14 N29\$ E6 N13\$.													

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	0			0.00	0.00	1.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,070							