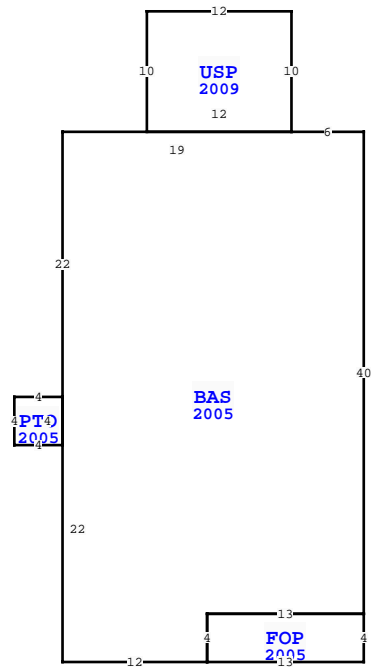




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	2005	1,048	101,946
FOP	52	30	2005	16	1,556
PTO	16	5	2005	1	98
USP	120	40	2009	48	4,669
TOTALS	1,236			1,113	108,269

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,113	99.9000	118.63	132,035	2005	2005	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1048 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,269	
TOTAL MARKET OB/XF VALUE		1,033	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		116,302	
SOH/AGL Deduction		6,375	
ASSESSED VALUE		109,927	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		109,927	
TOTAL JUST VALUE		116,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,934	
5 YR PRCL CH, N/C			
5 YR PRCL CK, NC			
DIMENS XFOB LN 2, CHG CODE XFOB LN 3			
5 YR PRCL CH, PU FNDN & FRME, PU NEW TRAV, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051729	SFD	0	10/24/2005
2051729	SFD	0	10/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/0442	2/10/2022	WD Q	I	01		140,000
GRANTOR: IRWIN WILLIAM E & SAR						
GRANTEE: BAXTER DOUGLAS & WE						
0635/0138	12/22/2005	WD Q	I			98,000
GRANTOR: SMITH PAUL M						
GRANTEE: IRWIN WILLIAM E & S						

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	25	16	400.00	SF	6.00	6.00	100	2005	2005	3	24	576	
2	0211	CONCRETE W	0	0	8	3	24.00	SF	6.00	6.00	100	2005	2005	3	24	35	
3	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2006	2006	3	66	422	

BUILDING NOTES			
85 COMANCHE TRL, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2005] W6 USP=[YR=2009] N10 W12 S10 E12\$ W19 S22			
PTO=[YR=2005] W4 S4 E4 N4\$ S22 E12 FOP=[YR=2005] E13 N4 W13 S4\$ N4 E13 N40\$.			

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							