



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 Floo	08	SHT VINYL	50
Interior Floo	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
BAS	1,302	100	2005
FGR	399	50	2005
FOP	120	30	2005
FSP	300	55	2007
UOP	195	20	2007
TOTALS	2,316		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	01	1,742	98.1000	116.49	202,926	2005	2009	0	0	14.00	86.00																	
1 SINGLE FAM 0% - 0 Heated Area: 1302 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/25/2019</th> <th>RTJ/T</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>03/25/2019</td> <td>RTJ/T</td> <td>LAND DATE</td> <td>03/19/2018 RTJ/T</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>														BLD DATE	03/25/2019	RTJ/T	LGL DATE		XF DATE	03/25/2019	RTJ/T	LAND DATE	03/19/2018 RTJ/T	INC DATE			AG DATE	
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INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				174,516	
TOTAL MARKET OB/XF VALUE				3,163	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				191,679	
SOH/AGL Deduction				24,596	
ASSESSED VALUE				167,083	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				167,083	
TOTAL JUST VALUE				191,679	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				165,362	
INCR EYB 2005-2009 RE-ROOF CC 5-2022					
COA PER WAK TCO					
5 YR PRCL CK, N/C					
PU DIMENS XFOB LN 2-3, PU XFOB LN 5-6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB22-000282	RE-ROOF-CC	0	05/02/2022		
2005458	SFD	0	04/06/2005		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
0833/0512	8/21/2010	WD Q	Q I	01	124,500
GRANTOR: DANIELS STEPHEN C & M					
GRANTEE: MCKUHEN STEVEN & CY					
0803/0799	5/12/2009	QC U	I	11	100
GRANTOR: DANIELS STEPHEN C & M					
GRANTEE: DANIELS STEPHEN C &					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2005] W21 FSP=[YR=2007] N8 W20 S15 E20 N7\$ S7 W20 UOP=[YR=2007] N15 W13 S15 E13\$ W13 S31 E13 FOP=[YR=2005] E20 N6 W20 S6\$ N6 E20 FGR=[YR=2005] S6 E21 N19 W21 S13\$ N13 E21 N19\$.					

EXTRA FEATURES														102 COMANCHE 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	0	26	16	416.00	SF	6.00	6.00	100	2005	2005	3	24	599	
2	0211	CONCRETE W	0	0	0	0	77.00	SF	6.00	6.00	100	2005	2005	3	24	111	
3	0955	PRIVACY FE	0	0	0	0	231.00	LF	15.00	15.00	100	2005	2005	3	20	693	
4	0700	PORT BLDG	0	0	20	10	200.00	SF	8.00	8.00	100	2005	2005	3	64	1,024	
5	0210	CONCRETE D	0	0	0	0	222.00	SF	6.00	6.00	100	2007	2007	3	30	400	
6	0213	CONCRETE P	0	0	7	8	56.00	SF	6.00	6.00	100	2007	2007	3	100	336	
TOTAL OB/XF																3,163	

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	2.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	14,000							