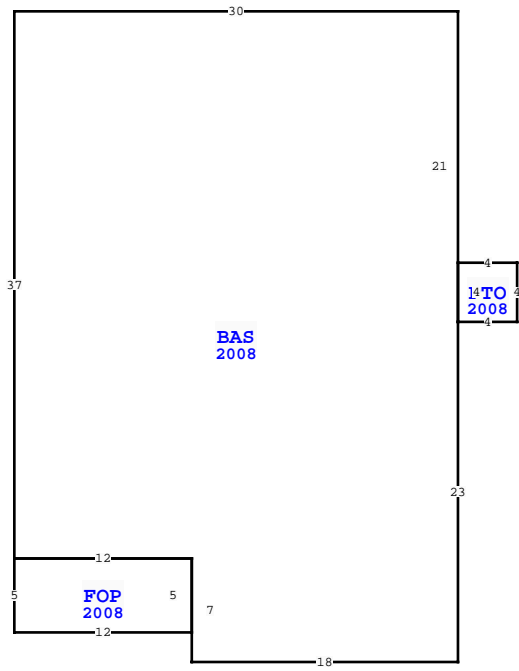




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	03	FORCED AIR 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
BAS	1,236	100
FOP	60	30
PTO	16	5
TOTALS	1,312	

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%	- 2022									Heated Area: 1236	HX Base Yr 2022



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,124
TOTAL MARKET OB/XF VALUE			2,317
TOTAL LAND VALUE - MARKET			7,000
TOTAL MARKET VALUE			132,441
SOH/AGL Deduction			54,011
ASSESSED VALUE			78,430
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			28,430
TOTAL JUST VALUE			132,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,238
2022 PORT FROM 21-3S-01E-226-05399-C05			
5 YR PRCL CK, PU XFOB LN 4 & NEW TRAV.			
5 YR PRCL CH, PU FNDN & XFOB LN 3			
ADD HX FOR 2009 SEE APP FILE FOR PH#S			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007473	SFD-CO	0	04/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1202/0471	4/08/2021	WD	Q	I	01	105,000
GRANTOR: WINEGARDNER KERRY						
GRANTEE: ROJAS JOHN DONOVAN						
0750/0162	3/28/2008	WD	Q	I		117,500
GRANTOR: AVALON CONSTRUCTION G						
GRANTEE: WINEGARDNER KERRY						

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	20	20			6.00	100	2008	2008	3	34	816	
2	0211	CONCRETE W	0	100	14	5			6.00	100	2008	2008	3	34	143	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2008	2008	3	50	1,358	
4	0605	PORT VINYL	0	100	8	6			0.00	100	2014	2014	3	62	0	

TOTAL OB/XF													
2,317													
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										

BUILDING NOTES													
213 BROKEN BOW TRL, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=2008] W30 S37 FOP=[YR=2008] S5 E12 N5 W12\$ E12 S7 E18 N23 PTO=[YR=2008] E4N4 W4 S4\$ N21\$.													

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