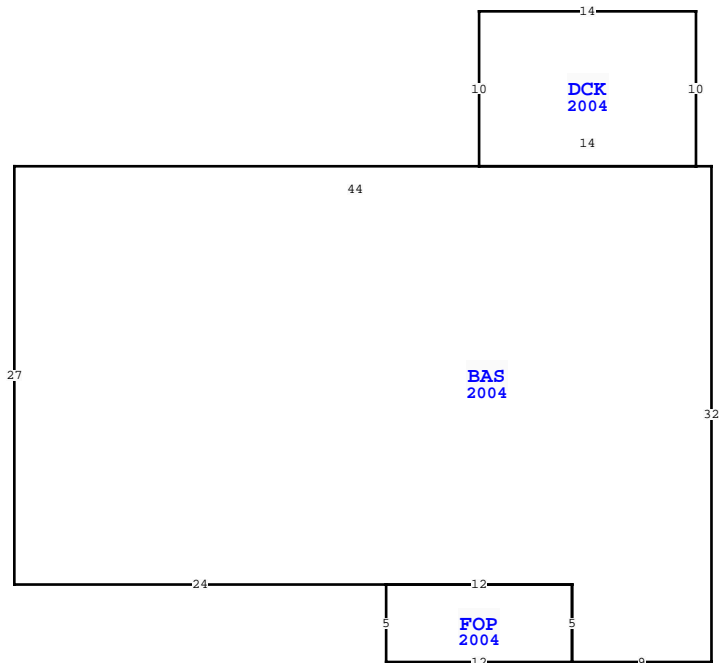


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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% - 2017										Heated Area: 1260 HX Base Yr 2017	



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	1,260	100	2004	1,260	124,760
DCK	140	10	2004	14	1,386
FOP	60	30	2004	18	1,782
TOTALS	1,460			1,292	127,929

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,929
TOTAL MARKET OB/XF VALUE			2,114
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			144,043
SOH/AGL Deduction			53,820
ASSESSED VALUE			90,223
TOTAL EXEMPTION VALUE	HX HB 13		90,223
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			144,043
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,938
H5 DUE TO COA PER NCOA REPORT - FAMILY MOVE			
INCR EYB 2004-2008 RE-ROOF B23-829 CC 8/8/2023			
5YR CK NC FR			
5 YR PRCL CH, PU XFOB LN 4-5, DEL XFOB LN 6-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000829	RE-ROOF - CC	0	07/05/2023
31847	SFD	0	05/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0781	7/26/2024	WD	Q	I	01	200,000
GRANTOR: BAIR KEVIN						
GRANTEE: CHANEY MEGAN ALANA						
1010/0584	8/25/2016	WD	Q	I	01	96,000
GRANTOR: SODERLUND DONNA J & R						
GRANTEE: BAIR KEVIN & AMY						

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	0	0			585.00	SF	6.00	100	2004	2004	3	23	807
2	0211	CONCRETE W	0	100	0	0			96.00	SF	6.00	100	2004	2004	3	23	132
3	0055	PORTABLE C	0	100	12	23			276.00	SF	3.00	100	2008	2008	3	34	282
4	0580	PRTBLE GRN	0	100	12	10			120.00	SF	0.00	100	2014	2014	3	62	0
5	0055	PORTABLE C	0	100	24	20			480.00	SF	3.00	100	2014	2014	3	62	893

BLD DATE		10/24/2013	FRSR		LGL DATE		
XF DATE	11/07/2018	RTSR		LAND DATE	03/19/2018	RTSR	
INC DATE				AG DATE			

BUILDING NOTES													
55 IROQUOIS RD, CRAWFORDVILLE													
BUILDING DIMENSIONS													
BAS=[YR=2004] W1 DCK=[YR=2004] N10 W14 S10 E14\$ W44 S27 E24													
FOP=[YR=2004] S5 E12 N5 W12\$ E12 S5 E9 N32\$.													

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			50.00	100.00	2.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	14,000							