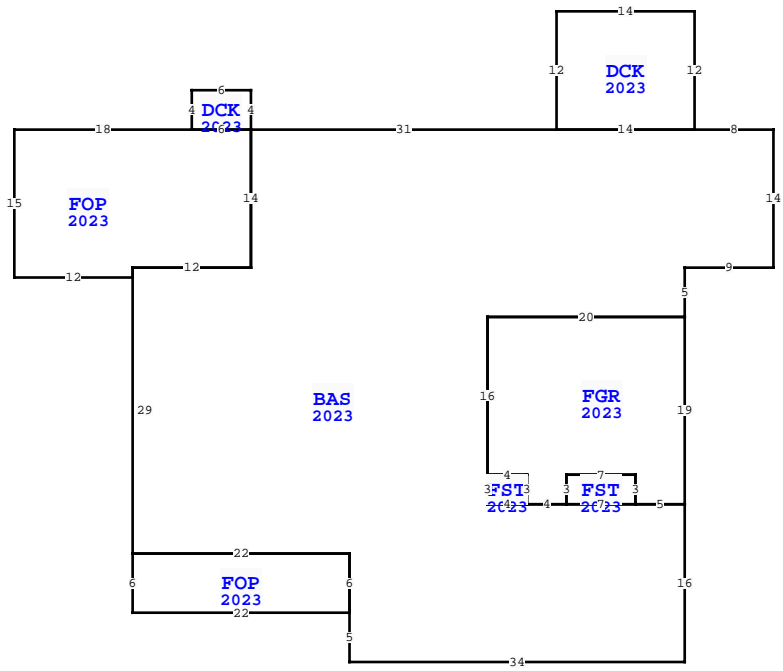


ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2.5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	7.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	3,412		

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%	- 2024		325,105	2023	2023	0	0	0.00	100.00
Heated Area: 2360 HX Base Yr 2024											



EXTRA FEATURES	L	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 0625	PORT WD	UT	0	100	14	10	140.00	SF	0.00	0.00	100	2024	1995	AV	20	0	
2 0210	CONCRETE	D	0	100	24	20	480.00	SF	6.00	6.00	100	2024	2023	AV	100	2,880	
3 0130	FIRE PLACE		0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023	AV	98	1,274	
4 0210	CONCRETE	D	0	100	24	3	72.00	SF	6.00	6.00	100	2024	2022	AV	97	419	
5 0210	CONCRETE	D	0	100	24	3	72.00	SF	6.00	6.00	100	2024	2022	AV	97	419	

TOTAL OB/XF											
4,992											

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			0.00	0.00	3.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

WAKULLA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY											
Tax Group: 3 Tax Dist: STANDARD											
BUILDING MARKET VALUE 379,353											
TOTAL MARKET OB/XF VALUE 4,992											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 459,345											
SOH/AGL Deduction 37,897											
ASSESSED VALUE 421,448											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 371,448											
TOTAL JUST VALUE 459,345											
NCON VALUE 384,345											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 24,787											
2024 HX											
R230018 REMOVE HX R230019 REINSTATE HX ON PRCL %											
FR PU NCON & XFOBS 1-17-23											
UPDATED ADDRESS PER HX APP.											
PERMIT NUM	DESCRIPTION	AMT	ISSUED								
B22-000205	SFD-CO	0	03/15/2022								
21000294	ELEC-POLE BARN-CC	0	03/18/2021								

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1145/0456	3/30/2020	WD	Q	V	01	30,000					
GRANTOR: PETRANDIS JOHNNY G											
GRANTEE: BROWN STANLEY D & C											
0040/0748	11/07/1973	WD	Q	V	01	0					
GRANTOR: PANCERA INVESTMENTS I											
GRANTEE: PETRANDIS JOHNNY G											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=40,10] E31 E14 E8 S14 W9 S5 W20 S16 S3 E4 E4 E7 E5 S16 W34 N5 N6 W22 N29 E12 N14 \$											
FOP=[YR=2023;ORIG=16,10] E18 E6 S14 W12 S1 W12 N15 \$											
FGR=[YR=2023;ORIG=64,29] E20 S19 W5 N3 W7 S3 W4 N3 W4 N16 \$											
DCK=[YR=2023;ORIG=71,-2] E14 S12 W14 N12 \$											
FOP=[YR=2023;ORIG=28,53] E22 S6 W22 N6 \$											
DCK=[YR=2023;ORIG=34,6] E6 S4 W6 N4 \$											
FST=[YR=2023;ORIG=72,45] E7 S3 W7 N3 \$											
FST=[YR=2023;ORIG=64,45] E4 S3 W4 N3 \$											

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE	100		
Air Condition	01	NONE	100		
Bathrooms			0.5	100	
Story Height			8	100	
Stories	1.5		1.5	100	
Units			0	100	
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	1	MKT AREA	10		
NEIGHBORHOOD/LOC	7.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2023	480	19,246
FCP	960	25	2023	240	9,623
UST	384	45	2023	173	6,937
UUS	920	50	2023	460	18,444
TOTALS	2,744			1,353	54,248

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
2	WKSHP/BARN	100%	- 2024		54,796	2022	2022	0	0	1.00	99.00						
Heated Area: 480 HX Base Yr 2024																	
64 SAN PEORO DR, CRAWFORDVILLE																	
BLD DATE			05/24/2021			MMJS			LGL DATE			05/24/2021			MMJS		
XF DATE									LAND DATE								
INC DATE									AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				379,353	
TOTAL MARKET OB/XF VALUE				4,992	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				459,345	
SOH/AGL Deduction				37,897	
ASSESSED VALUE				421,448	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				371,448	
TOTAL JUST VALUE				459,345	
NCON VALUE				384,345	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				24,787	
PORT FROM 06745-001 BROWN					
MAILED THANK YOU LETTER					
COA PER NCOA REPORT					
5 YR PRCL CH, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0456	3/30/2020	WD Q	Q	V	01	30,000
GRANTOR: PETRANDIS JOHNNY G						
GRANTEE: BROWN STANLEY D & C						
0040/0748	11/07/1973	WD Q	Q	V	01	0
GRANTOR: PANCERA INVESTMENTS I						
GRANTEE: PETRANDIS JOHNNY G						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
UUS=[YR=2023;ORIG=30,10] E40 S24 W16 N10 W4 S10 W20 N24 \$									
BAS=[YR=2023;ORIG=80,10] E20 S24 W20 N24 \$									
FCP=[YR=2023;ORIG=80,34] E40 S24 W40 N24 \$									
UST=[YR=2023;ORIG=104,10] E16 S24 W16 N24 \$									

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