

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
1	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1993	1,082	73,180
DCK	64	10	2024	6	406
FOP	24	30	1993	7	473
FOP	176	30	1993	53	3,585
TOTALS	1,346			1,148	77,644

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,148	101.7000	96.62	110,920	1993	1993	0	0	30.00	70.00		
1 SINGLE FAM 100% - 0 Heated Area: 1082 HX Base Yr													
BLD DATE				11/08/2018	FRJT		LGL DATE						
XF DATE				06/20/2014	FRSR		LAND DATE		11/08/2018 FRJT				
INC DATE													

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			89,969	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			55,440	
TOTAL MARKET VALUE			145,409	
SOH/AGL Deduction			62,025	
ASSESSED VALUE			83,384	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			33,384	
TOTAL JUST VALUE			145,409	
NCON VALUE			406	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			133,777	
PRMT CH FR 5/16/23 PU NEW TRAV BLDG 1 & PU BLDG 2				
5 YR PRCL CK, N/C				
CORRECTED SSN. M. NELSON				
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B21-001305	WORKSHOP		01/11/2022	
20000257	GENERATOR-CO	0	12/16/2020	
20000204	PROPANE TANK	0	11/16/2020	
19001239	REROOF-CO	0	08/29/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0202/0549	11/10/1992	QC U	V	100
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993;ORIG=0,0] W11 W34 S22 E18 S5 E8 N1 E1 N4 E6 S4 E12 N26 \$				
FOP=[YR=1993;ORIG=-11,0] N8 W22 S8 E22 \$				
POP=[YR=1993;ORIG=-18,26] E6 N4 W6 S4 \$				
DCK=[YR=2024;DPR_YEAR=2020;ORIG=-19,-16] E8 S8 W8 N8 \$				

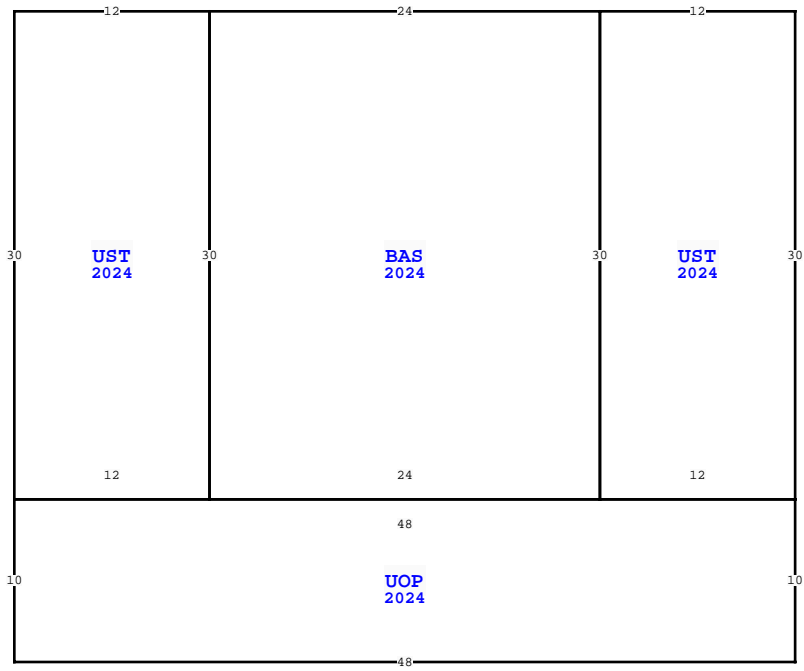
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1771 WAKULLA ARRAN RD, CRAWFORDVILLE																

LAND DESCRIPTION																								
TOTAL OB/XF 0																								
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	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	000000	C	VAC RES	100			0.00	0.00	2.96	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,440							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2024
UOP	480	20	2024
UST	360	45	2024
UST	360	45	2024
TOTALS	1,920		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0540	01	1,140	47.5000	10.92	12,449	2023	2023	0	0	0	1.00	99.00	
2 MTLBLD/RES 100% - 2024 Heated Area: 720 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
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TOTAL MARKET OB/XF VALUE				0	
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TOTAL MARKET VALUE				145,409	
SOH/AGL Deduction				62,025	
ASSESSED VALUE				83,384	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				33,384	
TOTAL JUST VALUE				145,409	
NCON VALUE				406	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				133,777	
5 YR PRCL CK, N/C					
LAND VAL CHANGED					
P/U NEW HOME					
P16769					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0202/0549	11/10/1992	QC	U	V	
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
UST=[YR=2024;DPR_YEAR=2023;ORIG=10,10] E12 S30 W12 N30 \$					
BAS=[YR=2024;DPR_YEAR=2023;ORIG=22,10] E24 S30 W24 N30 \$					
UST=[YR=2024;DPR_YEAR=2023;ORIG=46,10] E12 S30 W12 N30 \$					
UOP=[YR=2024;DPR_YEAR=2023;ORIG=10,40] E48 S10 W48 N10 \$					

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
1771 WAKULLA ARRAN RD, CRAWFORDVILLE																
TOTAL OB/XF 0																

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