



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	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 Floor	11	CLAY TILE	50
Interior Floor	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	1	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2002
FOP	2,720	30	2002
TOTALS	4,232		

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%	- 2021		233,871	1973	1973	0	0	50.00	50.00	
				Heated Area: 1512			HX Base Yr 2021					
TOTALS		4,232			2,328		116,936					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,238	
TOTAL MARKET OB/XF VALUE		5,854	
TOTAL LAND VALUE - MARKET		18,340	
TOTAL MARKET VALUE		143,432	
SOH/AGL Deduction		2,407	
ASSESSED VALUE		141,025	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		91,025	
TOTAL JUST VALUE		143,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,549	
VERIFIED FIELD CARD 11/23/2021			
PU XFOB 0635, 0940,0213,0211, PU BLDG CARD 2			
ADD HX FOR 2021-STEPHENS			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB21-000621	HVAC CHAGNE OUT		12/10/2021
21000972	POLE BARN-CC	0	10/13/2021
19000570	REROOF-CO	0	12/06/2019
027804	REMODEL	0	05/22/2001
027804	REMODEL	0	05/22/2001
024869	ELECT	0	03/23/1999
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1142/0784	2/07/2020	WD U	I 12
GRANTOR: U.S. BANK TRUST NATIO			
GRANTEE: STEPHENS SHEILA C			
1127/0469	9/17/2019	FC U	I 12
GRANTOR: ESTATE OF DANIEL P HI			
GRANTEE: U.S. BANK TRUST NAT			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2002] W40 S68 E40 N58 PTR=[YR=2002] W6			
BAS=[YR=2002] W28 S54 E28 N54 \$ E6 \$ N10 \$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1980
2	0210	CONCRETE D	0	100	78	1,248.00	SF	6.00	6.00	100	2002
3	0211	CONCRETE W	0	100	38	152.00	SF	6.00	6.00	100	2002
4	0209	CONCRETE P	0	100	29	145.00	SF	8.00	8.00	100	2002
5	0213	CONCRETE P	0	100	14	84.00	SF	6.00	6.00	100	2002
6	0700	PORT BLDG	0	100	8	96.00	SF	8.00	8.00	100	2020
7	0940	OPEN SHED	0	100	10	120.00	SF	4.00	4.00	100	2020
8	0213	CONCRETE P	0	100	12	288.00	SF	6.00	6.00	100	2021
9	0211	CONCRETE W	0	100	18	54.00	SF	6.00	6.00	100	2021
TOTALS											5,854

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.31	AC	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	29	NONE	70
Exterior Wall	30	VINYL	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
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
PTO	72	5	2021
UCP	576	20	2021
UST	192	45	2021
TOTALS	840		

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%	- 2021		2,491	2021	2021	0	0	7.60	92.40													
Heated Area: 0																								
HX Base Yr 2021																								
<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px;"> <p>UST 2021</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>UCP 2021</p> </div> </div>																								
<div style="display: flex; justify-content: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px;"> <p>PTO 2021</p> </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>11/23/2021</td> <td>FRJS</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>11/23/2021</td> <td>FRJS</td> <td>LAND DATE</td> <td>11/23/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE	11/23/2021	FRJS	LGL DATE		XF DATE	11/23/2021	FRJS	LAND DATE	11/23/2021	INC DATE			AG DATE	
BLD DATE	11/23/2021	FRJS	LGL DATE																					
XF DATE	11/23/2021	FRJS	LAND DATE	11/23/2021																				
INC DATE			AG DATE																					

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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VALUATION BY				STANDARD		
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TOTAL JUST VALUE				143,432		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				144,549		
CHG ADDRESS PER WAKULLA TRIM NCOA REPORT						
SF XFOB LN 2, PU XFOB LN 3-5, DEL XFOB LN 6						
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL, CHG						
RUTH DAVIS-HIGH DOD 7-11-2012 OR 905 P 44 DC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0784	2/07/2020	WD	U	I	12	192,000
GRANTOR: U.S. BANK TRUST NATIO						
GRANTEE: STEPHENS SHEILA C						
1127/0469	9/17/2019	FC	U	I	12	231,100
GRANTOR: ESTATE OF DANIEL P HI						
GRANTEE: U.S. BANK TRUST NAT						
BUILDING NOTES						
BUILDING DIMENSIONS						
UCP=[YR=2021] W24 UST=[YR=2021] W8 S24 E8 N24\$ S24						
PTO=[YR=2021] S3 E24 N3 W24\$ E24 N24\$.						

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
1875 WAKULLA ARRAN RD, CRAWFORDVILLE																
TOTALS 840 205 2,302																

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
0																								