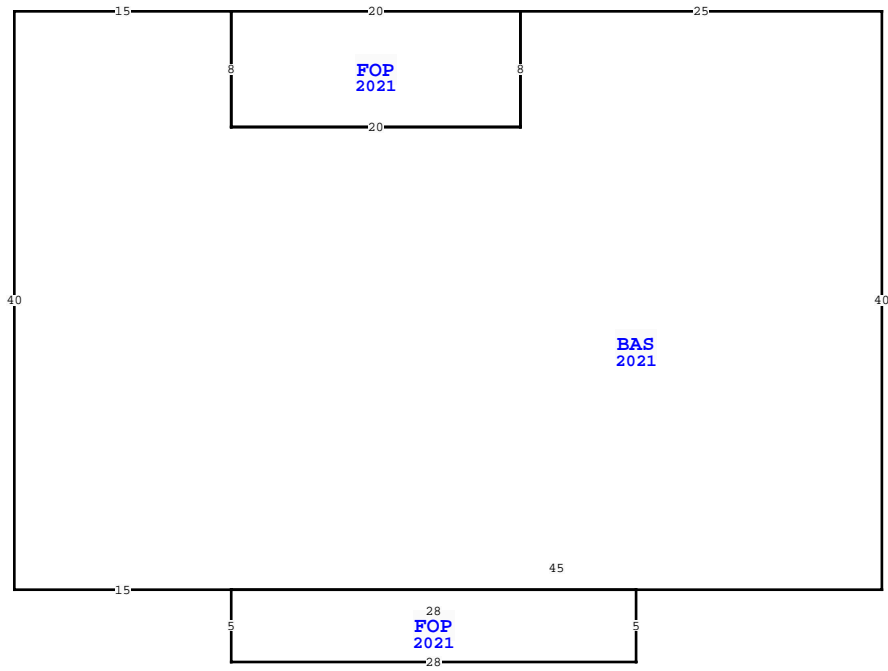




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,240	100	2021
FOP	140	30	2021
FOP	160	30	2021
TOTALS	2,540		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,330	115.3000	109.54	255,228	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 2240 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	316,102		
TOTAL MARKET OB/XF VALUE	17,325		
TOTAL LAND VALUE - MARKET	19,320		
TOTAL MARKET VALUE	352,747		
SOH/AGL Deduction	18,790		
ASSESSED VALUE	333,957		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	283,957		
TOTAL JUST VALUE	352,747		
NCON VALUE	65,979		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,386		
FR PRMT CK PU NCON 1/12/2024			
S/O 1.02 AC M/L TO REINSATTED PRCL 09751-000			
PRCL S/O REQUEST TALBOT 8505459882			
2022 PORT FROM 00-00-043-010-09225-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001010	GUEST COTTAGE-CO	0	09/27/2023
21000160	POLE BARN-CO	0	02/25/2021
21000059	SFD-CO	0	02/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/0699	9/11/2020	WD	Q	V	01	35,500
GRANTOR: HOMAN JOHN						
GRANTEE: TALBOT ROBERT A & K						
1166/0244	6/10/2020	CR	U	V	11	100
GRANTOR: IDGAS PROPERTIES LLC						
GRANTEE: HOMAN JOHN						

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	2021	2021	3	96	1,248	
2	0211	CONCRETE W	0	100	7	7	49.00	SF	6.00	100	2021	2021	3	93	273	
3	0025	BARN, POLE	0	100	36	32	1,152.00	SF	12.50	100	2021	2021	3	93	13,392	
5	0210	CONCRETE D	0	100	24	16	384.00	SF	6.00	100	2021	2021	3	93	2,143	
6	0700	PORT BLDG	0	100	6	8	48.00	SF	8.00	100	2008	2008	3	70	269	

TOTAL OB/XF										17,325						
960 SPRING CREEK HWY, CRAWFORDVILLE										BLD DATE	07/13/2021	FRLH	LGL DATE			
										XF DATE	07/13/2021	FRLH	LAND DATE	07/13/2021	FRLH	
										INC DATE			AG DATE			

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2021] W25 FOP=[YR=2021] W20 S8 E20 N8\$ S8 W20 N8 W15 S40 E15 FOP=[YR=2021] S5 E28 N5 W28\$ E45 N40 \$.									

LAND DESCRIPTION										TOTAL OB/XF										17,325				
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	1.38	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,320							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	08	8 FT 100	
Heating Type	14	MINI SPLIT 100	
Air Condition	14	MINI SPLIT 100	
Bedrooms		N/A 100	
Bathrooms		N/A 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	416	100	2021
TOTALS	416		416
			15,444

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		Heated Area: 416					HX Base Yr 2022																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2021 </div>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>07/13/2021</td> <td>FRLH</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>07/13/2021</td> <td>FRLH</td> <td>LAND DATE</td> <td>07/13/2021 FRLH</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	07/13/2021	FRLH	LGL DATE		XF DATE	07/13/2021	FRLH	LAND DATE	07/13/2021 FRLH	INC DATE			AG DATE	
BLD DATE	07/13/2021	FRLH	LGL DATE																							
XF DATE	07/13/2021	FRLH	LAND DATE	07/13/2021 FRLH																						
INC DATE			AG DATE																							

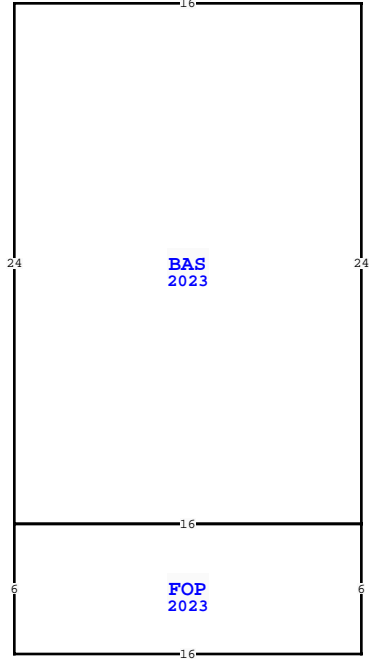
WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				316,102		
TOTAL MARKET OB/XF VALUE				17,325		
TOTAL LAND VALUE - MARKET				19,320		
TOTAL MARKET VALUE				352,747		
SOH/AGL Deduction				18,790		
ASSESSED VALUE				333,957		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				283,957		
TOTAL JUST VALUE				352,747		
NCON VALUE				65,979		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				291,386		
PU SFD; XFOB PWR 5-13-21; CO 6/22/21						
COA PER NCOA REPORT						
BE CORRECTED FOR 09755-005 FROM 09751-005.						
RETURNED TO MAPPING. PRCL # ON MAP NEEDS TO						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0699	9/11/2020	WD	Q	V	01	35,500
GRANTOR: HOMAN JOHN						
GRANTEE: TALBOT ROBERT A & K						
1166/0244	6/10/2020	CR	U	V	11	100
GRANTOR: IDGAS PROPERTIES LLC						
GRANTEE: HOMAN JOHN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021;ORIG=30,10] E26 S16 W26 N16 \$						

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
960 SPRING CREEK HWY, CRAWFORDVILLE																
TOTALS 416 416 15,444																

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																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	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 Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Ceiling	09	9 FT	100
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		1	100
Bathrooms		1	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	384	100	2023
FOP	96	30	2023
TOTALS	480		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	01	413	128.8000	122.36	50,535	2023	2023	0	0	0.00	100.00
3 Guest/In-Law			100% - 2024	Heated Area: 384		HX Base Yr 2022					



WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		316,102				
TOTAL MARKET OB/XF VALUE		17,325				
TOTAL LAND VALUE - MARKET		19,320				
TOTAL MARKET VALUE		352,747				
SOH/AGL Deduction		18,790				
ASSESSED VALUE		333,957				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		283,957				
TOTAL JUST VALUE		352,747				
NCON VALUE		65,979				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		291,386				
COMBINED & DELETED PARCEL 09751-000.						
TITLE FOR CORRECTIONS.						
DID NOT CLOSE. HE IS GOING TO CONTACT WAKULLA						
SPOKE W/ JOHN HOMAN. EXPLAINED THAT LEGL DESC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0699	9/11/2020	WD	Q	V	01	35,500
GRANTOR: HOMAN JOHN						
GRANTEE: TALBOT ROBERT A & K						
1166/0244	6/10/2020	CR	U	V	11	100
GRANTOR: IDGAS PROPERTIES LLC						
GRANTEE: HOMAN JOHN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=46,10] E16 S24 W16 N24 \$						
FOP=[YR=2023;ORIG=46,34] E16 S6 W16 N6 \$						

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
960 SPRING CREEK HWY, CRAWFORDVILLE																
BLD DATE 07/13/2021 FRLH												LGL DATE 07/13/2021 FRLH				
XF DATE 07/13/2021 FRLH												LAND DATE 07/13/2021 FRLH				
INC DATE												AG DATE				
TOTALS 0																

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				