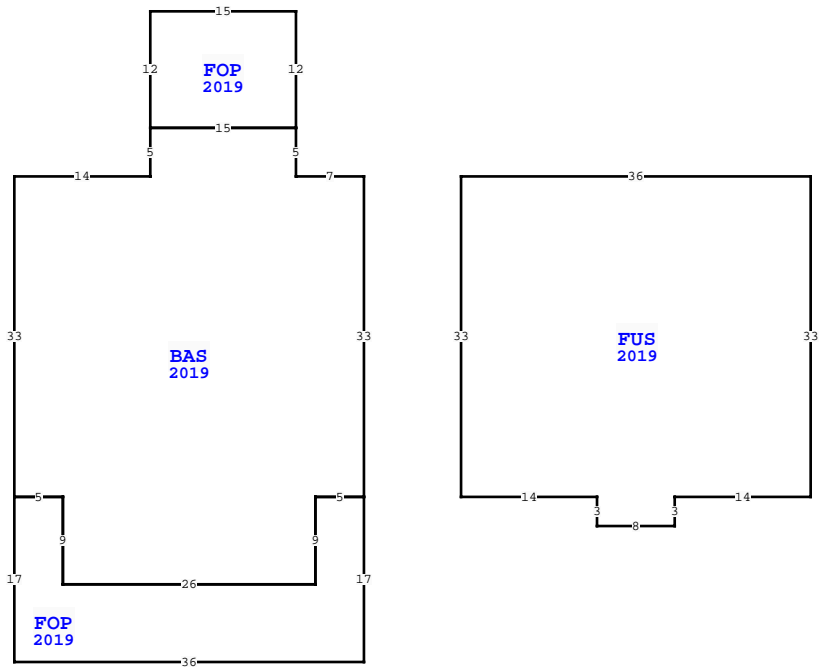


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	50
Exterior Wall	11	AVERAGE	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	2.	2.	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	1,497	100	2019
FOP	180	30	2019
FOP	378	30	2019
FUS	1,212	100	2019
TOTALS	3,267		

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%	- 2020	105.54	303,533	2019	2019	0	0	4.00	96.00
Heated Area: 2709											
HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			302,490
TOTAL MARKET OB/XF VALUE			1,748
TOTAL LAND VALUE - MARKET			48,712
TOTAL MARKET VALUE			352,950
SOH/AGL Deduction			62,950
ASSESSED VALUE			290,000
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			240,000
TOTAL JUST VALUE			352,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,368
ADD HX &PORT FOR 2020-ANDERSON			
XFOB LN 1			
5 YR PRCL CH, PU NEW SFD & BLDG CARD 2, PU			
COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000379	SFD-CO	0	06/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0495	5/19/2017	WD Q	Q	V	01	32,000
GRANTOR: BLUE VERA HARVEY						
GRANTEE: ANDERSON CHRISTOPHE						
0386/0495	8/03/2000	WD U	U	V		100
GRANTOR: HARVEY RICHARD						
GRANTEE: BLUE VERA HARVEY						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 1,900.00	1,900.00	100	2019	2019	3	92	1,748	

BLD DATE	04/29/2019	FRSR	LGL DATE	
XF DATE	04/29/2019	FRSR	LAND DATE	04/29/2019
INC DATE			AG DATE	

BUILDING NOTES									
108 OHANA LN, CRAWFORDVILLE									

BUILDING DIMENSIONS									
BAS=[YR=2019] W7 N5 FOP=[YR=2019] N12 W15 S12 E15\$ W15 S5 W14 S33 FOP=[YR=2019] S17 E36 N17 W5 S9 W26 N9 W5\$ E5 S9 E26 N9 E5 N33\$ PTR=E10 FUS=[YR=2019] S33 E14 S3 E8 N3 E14 N33 W36\$ W10\$.									

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			0.00	0.00	4.33	AC		1.00	1.00	1.00	11,250.00	11,250.00	48,712							

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	29		NONE	80	
Exterior Wall	27		PREFIN	MTL 20	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR	MT 100	
Interior Wall	07		NONE	80	
Interior Wall	05		DRYWALL	20	
Interior Floor	03		CONC	FINSH 80	
Interior Floor	07		VYL	PLANK 20	
Heating Type	03		FORCED	AIR 100	
Air Condition	03		CENTRAL	100	
Bathrooms			0.5	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	2019	364	7,523
UCP	288	20	2019	58	1,199
UPB	576	20	2019	115	2,377
TOTALS	1,228			537	11,098

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% - 2020		24.90	13,371	2019	2019	0	0	17.00	83.00
Heated Area: 364											
HX Base Yr 2020											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			302,490
TOTAL MARKET OB/XF VALUE			1,748
TOTAL LAND VALUE - MARKET			48,712
TOTAL MARKET VALUE			352,950
SOH/AGL Deduction			62,950
ASSESSED VALUE			290,000
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			240,000
TOTAL JUST VALUE			352,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,368
5 YR PRCL CH, N/C			
CHG ST # PER COA FORM 575-3362			
5 YR PRCL CK, N/C			
LAND VAL CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0495	5/19/2017	WD	Q	V	01	32,000
GRANTOR: BLUE VERA HARVEY						
GRANTEE: ANDERSON CHRISTOPHE						
0386/0495	8/03/2000	WD	U	V		100
GRANTOR: HARVEY RICHARD						
GRANTEE: BLUE VERA HARVEY						

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

TOTAL OB/XF																
0																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W14 S1 UPB=[YR=2019] W24 UCP=[YR=2019] W12 S24 E12 N24\$ S24 E24 N24\$ S25 E14 N26\$.									

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

TOTAL OB/XF																								
0																								