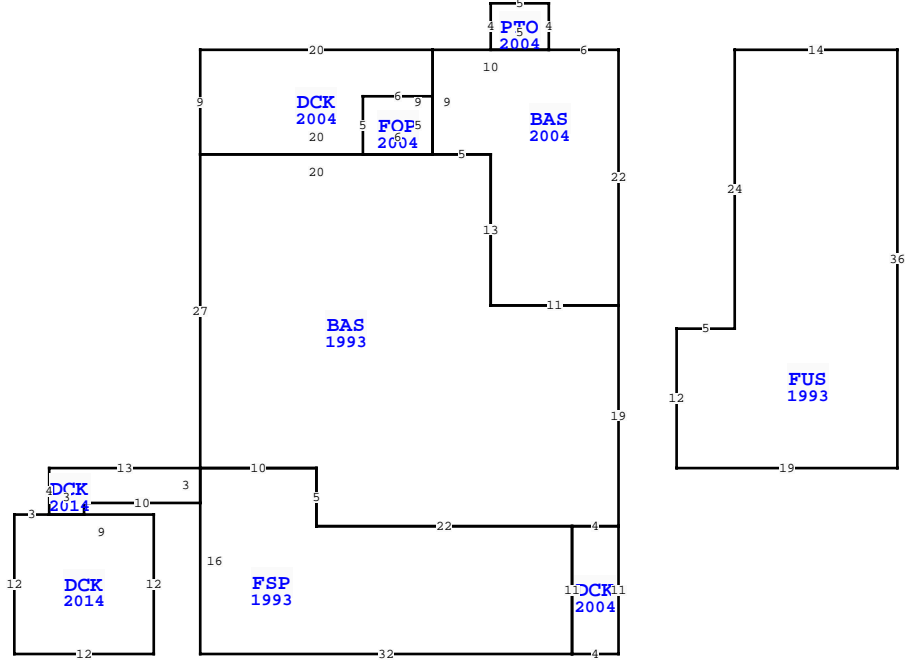




ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR STEM 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	30		VINYL 100		
Roof Structur	02		SHED 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	12		HARDWOOD 100		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.5		1.5 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	4		MKT AREA 10		
NEIGHBORHOOD/LOC	999.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	959	100	1993	959	39,186
BAS	287	100	2004	287	11,727
DCK	44	10	2004	4	163
DCK	180	10	2004	18	736
DCK	42	10	2014	4	163
DCK	144	10	2014	14	572
FOP	30	30	2004	9	368
FSP	402	55	1993	221	9,030
FUS	564	100	1993	564	23,046
PTO	20	5	2004	1	41
TOTALS	2,672			2,081	85,032

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,081	111.0000	131.81	274,297	1979	1979	0	0	25	44.00	31.00
1 SINGLE FAM 0% - 2024 Heated Area: 1810 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,032
TOTAL MARKET OB/XF VALUE			721
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			190,753
SOH/AGL Deduction			0
ASSESSED VALUE			190,753
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			190,753
TOTAL JUST VALUE			190,753
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			207,512
ADD DEPREC DUE TO CONDITION. IMPROVING FOR RESALE.			
ZILLOW REPORTS 3-15-23 SALE, SHOWS NEW HVAC, ROOF, MAILED FIELD LETTER 4/17/2024			
GATE LOCKED, LEFT CARD FOR OWNER TO CALL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000649	REPLACE 8 WINDOWS		12/20/2023
15000062	RE-ROOF	0	02/13/2015
2014941	MECH	0	11/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0599	3/14/2023	WD Q	Q	I	01	247,000
GRANTOR: NETTLES JEREMY ALAN						
GRANTEE: COLIN IRONS DIVING						
1056/0871	12/11/2017	WD Q	Q	I	01	175,000
GRANTOR: HALLOWELL KATHY L FKA						
GRANTEE: NETTLES JEREMY ALAN						

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	0770	PUMP HOUSE	0	0	6	12	72.00	SF	5.00	5.00	100	1980	1980	3	0	0	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
3	0210	CONCRETE D	0	0	24	16	384.00	SF	6.00	6.00	100	1980	1980	3	20	461	
4	0700	PORT BLDG	0	0	0	0	2.00	SF	0.00	0.00	100	2004	2004	3	62	0	
TOTALS													721				

BUILDING NOTES												
473 BEECHWOOD DR, CRAWFORDVILLE												
BLD DATE 03/07/2019 FRJTL LGL DATE 03/07/2019 FRJTL												
XF DATE 03/07/2019 FRJTL LAND DATE 03/07/2019 FRJTL												
INC DATE AG DATE												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		RR1	0.00	0.00	7.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	105,000							

BUILDING DIMENSIONS												
BAS=[YR=2004] W6 PTO=[YR=2004] N4 W5 S4 E5 \$ W10 S9 E5 S13 E11 BAS=[YR=1993] W11 N13 W5 FOP=[YR=2004] W6 N5 E6 S5 \$ DCK=[YR=2004] N9 W20 S9 E20\$ W20 S27 DCK=[YR=2014] W13 S4 DCK=[YR=2014] W3 S12 E12 N12 W9\$ E3 N1 E10 N3\$ FSP=[YR=1993] S16 E32 N11 W22 N5 W10 \$ E10 S5 E22 DCK=[YR=2004] S11 E4 N11 W4\$ E4 N19\$ N22\$ PTR=E10 FUS=[YR=1993] E14 S36 W19 N12 E5 N24 \$ W10\$.												