

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	04	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	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				2.5	100
Story Height				0	100
Stories	1.			1.	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	1,620	100	1993	1,620	102,441
FEP	360	80	1993	288	18,212
FSP	528	55	2003	290	18,338
PTO	110	5	1993	6	380
PTO	16	5	2008	1	63
UOP	324	20	1993	65	4,111
TOTALS	2,958			2,270	143,544

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% - 0			287,087	1983	1983	0	0	50.00	50.00
Heated Area: 1908 HX Base Yr											
417 BEECHWOOD DR, CRAWFORDVILLE											
BLD DATE	03/25/2019	FRSS	LGL DATE	03/25/2019	FRSS						
XF DATE	03/25/2019	FRSS	LAND DATE	03/25/2019	FRSS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				180,629	
TOTAL MARKET OB/XF VALUE				5,264	
TOTAL LAND VALUE - MARKET				185,100	
TOTAL MARKET VALUE				370,993	
SOH/AGL Deduction				248,382	
ASSESSED VALUE				122,611	
TOTAL EXEMPTION VALUE				HX HB WR 55,000	
BASE TAXABLE VALUE				67,611	
TOTAL JUST VALUE				370,993	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				278,009	
5 YR PRCL CK, N/C					
CARD 2, CHG UT XFOB LN 2, PU XFOB LN 6-8					
5 YR PRCL CH, PU FNDN & FRME CARD 1, PU BLDG					
6-8, NEW TRAV, CHG BATHS, EXW & FLOOR					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000113	MECH	0	03/27/2020		
19000202	REROOF-CO	0	02/19/2019		
16001239	RE-ROOF-CO	0	12/08/2016		
200835	A/C-H TTP	0	01/15/2008		
29911	GARAGE	0	03/10/2003		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0697	2/02/2022	LD	U	I	11	100
GRANTOR: COOK DALE J LIFE ESTA						
GRANTEE: BROWN CARIN MICHELL						
1151/0754	5/21/2020	QC	U	I	30	100
GRANTOR: COOK DALE J						
GRANTEE: COOK DALE J & STARB						

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	1.00	UT	1,300.00	1,300.00	100	1983	1983	3	20	260	
2	0770	PUMP HOUSE	0	100	6	30.00	SF	5.00	5.00	100	1983	1983	3	0	0	
3	0211	CONCRETE W	0	100	0	131.00	SF	6.00	6.00	100	1983	1983	3	20	157	
4	0210	CONCRETE D	0	100	0	2,287.00	SF	6.00	6.00	100	1983	1983	3	20	2,744	
5	0060	DECK WOOD	0	100	24	216.00	SF	5.00	5.00	100	2003	2003	3	20	216	
6	0211	CONCRETE W	0	100	4	16.00	SF	6.00	6.00	100	2003	2003	3	21	20	
7	0211	CONCRETE W	0	100	4	16.00	SF	6.00	6.00	100	2003	2003	3	21	20	
8	0090	CHAINLINK	0	100	0	270.00	LF	12.00	12.00	100	2013	2013	3	57	1,847	
TOTAL OB/XF															5,264	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W1 PTO=[YR=1993] N10 W11 S10 E11\$ W11														
FEP=[YR=1993] N12 W30 S12 E30\$ W42 S30 UOP=[YR=1993] S6 E54														
N6 W54\$ E54 FSP=[YR=2003] E24 N22 W18 PTO=[YR=2008] N4 W4 S4														
E4\$ W6 S22\$ N30\$.														

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	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	100		RR1	0.00	0.00	12.34	AC		1.00	1.00	1.00	15,000.00	15,000.00	185,100							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	80
Interior Floo	08	SHT VINYL	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Story Height		0	100
Stories	1.	1. 100	
Units		0	100
Quality	08	FAIR	
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
DCK	12	10	2003
FDG	1,110	60	2003
FOP	24	30	2008
FSP	120	55	2008
FWS	448	45	2008
TOTALS	1,714		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR UFGR	100%	- 0								
Heated Area: 0						HX Base Yr					
BLD DATE		03/25/2019		FRSS		LGL DATE					
XF DATE		03/25/2019		FRSS		LAND DATE		03/25/2019 FRSS			
INC DATE											

WAKULLA COUNTY PROPERTY			
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ASSESSED VALUE		122,611	
TOTAL EXEMPTION VALUE		HX HB WR 55,000	
BASE TAXABLE VALUE		67,611	
TOTAL JUST VALUE		370,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,009	
5 YR PRCL CH, DEL XFOB LN 2,3&5, PU XFOB			
PRMT 200835,A/C-HTTP			
LAND VAL CHG PER DOR STUDY			
PU XFOB RV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0697	2/02/2022	LD U	I	I	11	100
GRANTOR: COOK DALE J LIFE ESTA						
GRANTEE: BROWN CARIN MICHELL						
1151/0754	5/21/2020	QC U	I	I	30	100
GRANTOR: COOK DALE J						
GRANTEE: COOK DALE J & STARB						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES			

BUILDING DIMENSIONS			
FWS=[YR=2008] W3 FOP=[YR=2008] W4 S6 E4 N6\$ S6 FSP=[YR=2008] W4 S10 E12 N10 W8\$ E8 S10 E25 FDG=[YR=2003] W37 S23 DCK=[YR=2003] W3 S4 E3 N4\$ S7 E37 N30\$ N16\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV