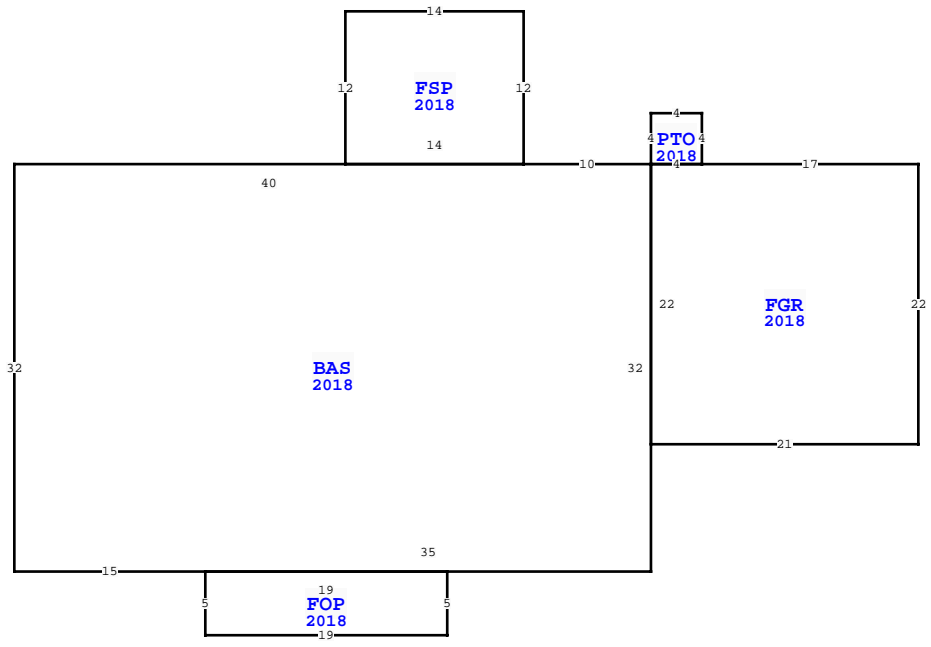


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	50	
Interior Floo	14	CARPET		50	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		01	
NEIGHBORHOOD/LOC	317.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2018	1,600	180,287
FGR	462	50	2018	231	26,029
FOP	95	30	2018	28	3,155
FSP	168	55	2018	92	10,366
PTO	16	5	2018	1	113
TOTALS	2,341			1,952	219,951

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%	- 2019									
			Heated Area: 1600				HX Base Yr 2019					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,951
TOTAL MARKET OB/XF VALUE			49,425
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			324,376
SOH/AGL Deduction			62,617
ASSESSED VALUE			261,759
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			206,759
TOTAL JUST VALUE			324,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,722
5 YR PRCL CK, PU XFOB			
FR PRMT CK, CH TRV, PU XFOBS. CC 09/2022			
01/10/2019 FOR 2019. DX IS WILLIAM CHESSHER			
PROVIDED ON 1/15/2020 . APPLICATION FILED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000856	SWIMMING POOL-CC	0	10/05/2021
18000362	SFD-CO	0	04/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1091/0158	11/02/2018	WD Q	Q	I	01	211,000
GRANTOR: SOUTHERN CONSTRUCTUIN						
GRANTEE: CHESSHER WILLIAM C						
1014/0698	10/20/2016	WD Q	Q	V	05	72,500
GRANTOR: GENE CUTCHIN CONSTRUC						
GRANTEE: SOUTHERN CONSTRUCTI						

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	0210	CONCRETE D	0	100	0	0	1,206.00	SF	6.00	6.00	100	2018	2018	3	80	5,789	
2	0211	CONCRETE W	0	100	40	4	160.00	SF	6.00	6.00	100	2018	2018	3	80	768	
3	0955	PRIVACY FE	0	100	0	0	285.00	LF	15.00	15.00	100	2018	2018	3	95	4,061	
4	0700	PORT BLDG	0	100	12	24	288.00	SF	0.00	0.00	100	2008	2008	3	70	0	
5	0700	PORT BLDG	0	100	12	20	240.00	SF	0.00	0.00	100	2008	2008	3	70	0	
6	0210	CONCRETE D	0	100	26	10	260.00	SF	6.00	6.00	100	2022	2022	3	97	1,513	
7	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100	2022	2022	3	97	29,798	
8	0211	CONCRETE W	0	100	0	0	1,216.00	SF	6.00	6.00	100	2022	2022	3	97	7,077	
9	0211	CONCRETE W	0	100	24	3	72.00	SF	6.00	6.00	100	2022	2022	3	97	419	
10	0055	PORTABLE C	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		100	0	

TOTAL OB/XF																								
49,425																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES												
BLD DATE 03/20/2019 FRSR LGL DATE 02/04/2020 JB												
XF DATE 03/20/2019 FRSR LGL DATE												
INC DATE AG DATE												
145 PHEASANT HILL TRL, CRAWFORDVILLE												
BLD DATE 03/20/2019 FRSR LGL DATE 02/04/2020 JB												
XF DATE 03/20/2019 FRSR LGL DATE												
INC DATE AG DATE												
145 PHEASANT HILL TRL, CRAWFORDVILLE												

BUILDING DIMENSIONS												
FGR=[YR=2018] W17 PTO=[YR=2018] N4 W4 S4 E4\$ W4 BAS=[YR=2018] W10 FSP=[YR=2018] N12 W14 S12 E14\$ W40 S32 E15 FOP=[YR=2018] S5 E19 N5 W19\$ E35 N32 \$ S22 E21 N22\$.												