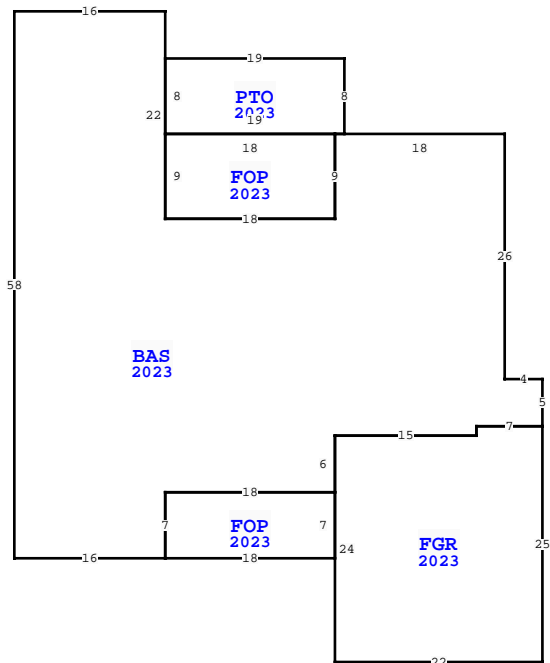




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 70
Interior Floor	14	CARPET 30
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
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

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%	- 2024		Heated Area: 2043					HX Base Yr 2024		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2023	2,043	215,823
FGR	535	50	2023	268	28,312
FOP	126	30	2023	38	4,014
FOP	162	30	2023	49	5,176
PTO	152	5	2023	8	845
TOTALS	3,018			2,406	254,170

EXTRA FEATURES	49 ARDEN, CRAWFORDVILLE
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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	53	18	954.00	SF	6.00	6.00	100	2024	2023	AV	100	5,724	
2	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	2024	2023	AV	100	528	

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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				254,170	
TOTAL MARKET OB/XF VALUE				6,252	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				320,422	
SOH/AGL Deduction				0	
ASSESSED VALUE				320,422	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				270,422	
TOTAL JUST VALUE				320,422	
NCON VALUE				260,422	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				50,000	
PU NCON. MM. 05-08-2023					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22001022	SFD-CO	0	10/26/2022		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0859	7/17/2023	WD Q	Q	I	01	388,000
GRANTOR: HANNON CONSTRUCTION C						
GRANTEE: BROWN EVELYN						
1275/0060	7/18/2022	WD Q	Q	V	05	260,000
GRANTOR: CAJER POSEY, LLC						
GRANTEE: HANNON CONSTRUCTION						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=-24,-30] E16 S22 E18 N9 E18 S26 E4 S5 W7 S1 W15 S6 W18 S7 W16 N58 \$	
FGR=[YR=2023;ORIG=10,15] E15 N1 E7 S25 W22 N24 \$	
FOP=[YR=2023;ORIG=-8,-8] E18 N9 W18 S9 \$	
FOP=[YR=2023;ORIG=-8,21] E18 S7 W18 N7 \$	
PTO=[YR=2023;ORIG=-8,-17] E19 N8 W19 S8 \$	