

ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	02	WALL	BOARD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE	WOOD	50	
Interior Floo	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms			4	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	2	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	45,448
DCK	224	10	2005	22	836
FOP	276	30	1998	83	3,154
FSP	128	55	1993	70	2,660
TOTALS	1,824			1,371	52,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		95.00	130,245	1992	1992	0	0	60.00	40.00
Heated Area: 1196 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				52,098		
TOTAL MARKET OB/XF VALUE				1,230		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				83,328		
SOH/AGL Deduction				3,767		
ASSESSED VALUE				79,561		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				79,561		
TOTAL JUST VALUE				83,328		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				75,517		
5 YR PRCL CH, N/C						
PROPERTY IS RENTED 5/1/2018. MOVED 4/1/2018						
QUESTIONNAIRE RTND . REMOVE HX FOR 2019						
MAILED 2018 QUESTIONNAIRE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000985	RE ROOF- CO	0	10/14/2020			
022839	N/A	0	10/15/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0988/0448	12/30/2015	QC	U	I	11	100
GRANTOR: KEAYS TIMOTHY M						
GRANTEE: KEAYS LINDA BARROW						
0388/0209	8/29/2000	QC	U	I		100
GRANTOR: KEAYS LINDA BARROW						
GRANTEE: KEAYS LINDA BARROW						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W30 FSP=[YR=1993] N8 W16 DCK=[YR=2005] N8 W14 S16 E14 N8\$ S8 E16\$ W16 S26 FOP=[YR=1998] S6 E46 N6 W46\$ E46 N26\$.						

EXTRA FEATURES		771 EAST IVAN RD, CRAWFORDVILLE														
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	0700	PORT BLDG	0	0	8	10		8.00	8.00	100	1992	1992	3	49	314	
2	0130	FIRE PLACE	0	0	0	0		1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0940	OPEN SHED	0	0	8	8		4.00	4.00	100	1992	1992	3	20	51	
4	0700	PORT BLDG	0	0	6	8		8.00	8.00	100	1999	1999	3	56	215	

TOTAL OB/XF										1,230						
BLD DATE	03/16/2022	JSJS	LGL DATE													
XF DATE	03/16/2022	JSJS	LAND DATE	05/11/2017	FRSR											
INC DATE			AG DATE													

LAND DESCRIPTION		TOTAL OB/XF		1,230																				
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	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

TOTAL OB/XF		1,230																					
REVIEW DATE	03/16/2022	BY	JSJS	Total Acres:	3.00	Total Land Value:	30,000	Market:	0	Agricultural:	0	Common:	30,000	PRINTED 06/17/2026 BY SYS									