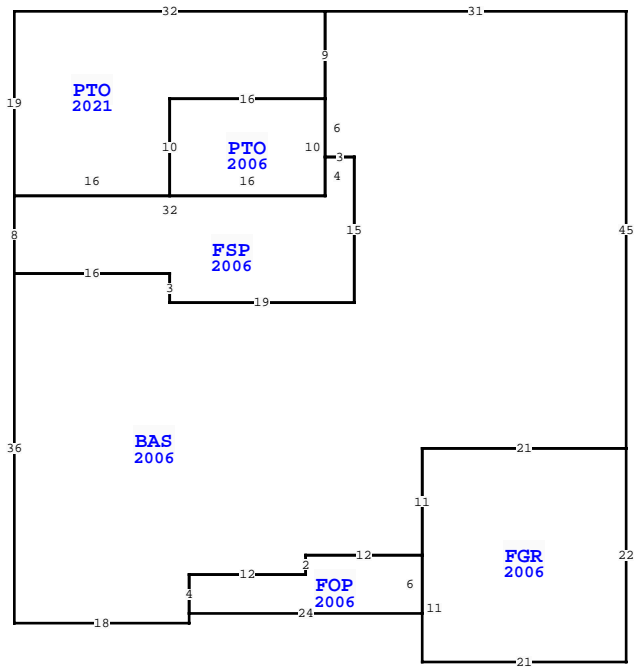




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3.5	100
Fireplace	01	FIREPLACE	100
Quality	07	GOOD	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	307.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,490	100	2006
FGR	462	50	2006
FOP	120	30	2006
FSP	349	55	2006
PTO	160	5	2006
PTO	448	5	2021
TOTALS	4,029		

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%	- 2021								
Heated Area: 2490						HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		326,589	
TOTAL MARKET OB/XF VALUE		13,687	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		395,276	
SOH/AGL Deduction		88,041	
ASSESSED VALUE		307,235	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		257,235	
TOTAL JUST VALUE		395,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,645	
NAME ADDR LINE UPDATE CONV			
NOT HAPPY WITH ASSESSMENT. 813-765-2227			
WITH NEW NEW SHOULD BE ASSESSED AS OLD			
OWNER THINKS BECAUSE HE REPLACED OLD CONCRETE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000538	RE-ROOF/SHINGLES-		07/30/2024
21000148	GARAGE-CO	0	02/25/2021
20051752	SFD - CO	0	10/26/2005
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1174/0656	10/16/2020	WD Q	I 01
GRANTOR: PETRUCELLI M FILOMENA		SALE PRICE 334,000	
GRANTEE: CLOUSE PERRY L & AR			
0660/0766	5/31/2006	WD Q	I
GRANTOR: WAKULLA BUILDERS LLC		310,300	
GRANTEE: FILOMENA M PETRUCEL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W31 PTO=[YR=2021] W32 S19 E16 N10 E16 N9\$ S9			
PTO=[YR=2006] W16 S10 E16 N10\$ S6 FSP=[YR=2006] E3 S15 W19 N3			
W16 N8 E32 N4\$ E3 S15 W19 N3 W16 S36 E18 N1 FOP=[YR=2006]			
E24 N6 W12 S2 W12 S4\$ N4 E12 N2 E12 FGR=[YR=2006] S11 E21 N22			
W21 S11\$ N11 E21 N45\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	0	259.00	SF	6.00	6.00	100	2006
2	0211	CONCRETE W	0	100	60	240.00	SF	6.00	6.00	100	2006
4	0210	CONCRETE D	0	100	0	2,266.00	SF	6.00	6.00	100	2021
6	0211	CONCRETE W	0	100	14	42.00	SF	6.00	6.00	100	2021

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	CONSVR
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 CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	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	307.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	720	40	2021
TOTALS	720		288
			6,762

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%	- 2021	Heated Area: 0					HX Base Yr	2021		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">30</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">30</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">24</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">24</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">UGR 2021</div> </div>													
				BLD DATE	07/15/2021	FRFR	LGL DATE			07/15/2021	FRFR		
				XF DATE	07/15/2021	FRFR	LAND DATE						
				INC DATE			AG DATE						

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				326,589		
TOTAL MARKET OB/XF VALUE				13,687		
TOTAL LAND VALUE - MARKET				55,000		
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ASSESSED VALUE				307,235		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				257,235		
TOTAL JUST VALUE				395,276		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				406,645		
PU BUILDING CARD-2						
PU NEW TRAV,XFOB LN 4,5,6 CH SF XFOB LN-1						
ADD HX & PORT FOR 2021-CLOUSE&ARBOGAST						
EMLD PINELLAS REQ FOR PORT-CLOUSE&ARBOGAST						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0656	10/16/2020	WD	Q	I	01	334,000
GRANTOR: PETRUCELLI M FILOMENA						
GRANTEE: CLOUSE PERRY L & AR						
0660/0766	5/31/2006	WD	Q	I		310,300
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: FILOMENA M PETRUCEL						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=2021] W30 S24 E30 N24\$.						

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
139 SAND PINE TRL, CRAWFORDVILLE																
TOTALS																
0																

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