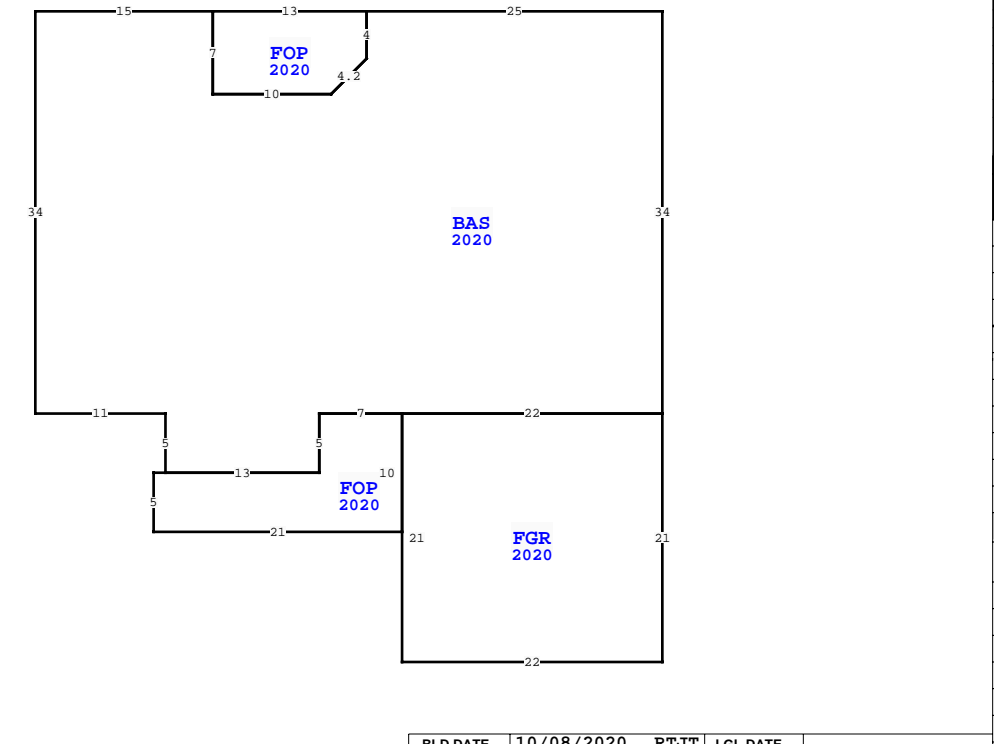


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	LAMINATED 70
Interior Floor	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,080	112.9000	107.26	223,101	2020	2020	0	0	0	3.00	97.00		



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	402.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2020	1,781	185,299
FGR	462	50	2020	231	24,034
FOP	87	30	2020	26	2,705
FOP	140	30	2020	42	4,370
TOTALS	2,470			2,080	216,408

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,408
TOTAL MARKET OB/XF VALUE			5,281
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			281,689
SOH/AGL Deduction			15,101
ASSESSED VALUE			266,588
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			216,588
TOTAL JUST VALUE			281,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,147
5YR PRCL CK NC			
CHG LAND AND PRCL USE CODE.			
NEW CONST. PU XF0B LN 1,2. PU BLDG 1 & FEATUR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000097	SFD-CO	0	06/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1212/0879	6/02/2021	WD Q	Q	I	01	299,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: GADDIS CAMERON JOHN						
1151/0774	5/15/2020	WD Q	Q	V	01	45,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL HO						

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	53 17	901.00	SF	6.00	6.00	100	2020	2020	3	89	4,811	
2	0211	CONCRETE W	0 100	22 4	88.00	SF	6.00	6.00	100	2020	2020	3	89	470	

74 MANCHESTER DR, CRAWFORDVILLE				BLD DATE	10/08/2020	RTJ/T	LGL DATE	
				XF DATE	10/08/2020	RTJ/T	LAND DATE	10/08/2020 RTJ/T
				INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W25 S4 FOP=[YR=2020] N4 W13 S7 E10 R3 U3 \$ D3 L3 W10 N7 W15 S34 E11 S5 FOP=[YR=2020] W1 S5 E21 N10 W7 S5 W13 \$ E13 N5 E7 FGR=[YR=2020] S21 E22 N21 W22 \$ E22 N34 \$.													

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							