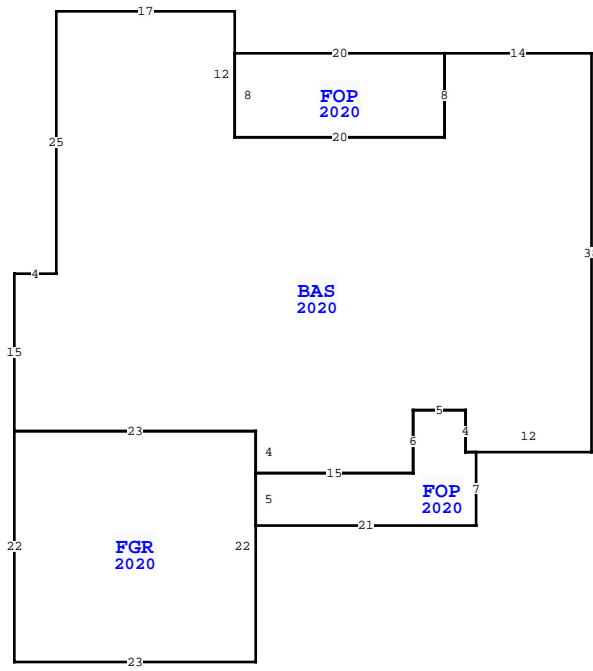




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 90
Interior Floor	11	CLAY TILE 10
Heating Type		N/A 100
Air Condition	00	N/A 100
Bedrooms		4 100
Bathrooms		3 100
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	402.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,878	100
FGR	506	50
FOP	137	30
FOP	160	30
TOTALS	2,681	

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%	- 2022									Heated Area: 1878	HX Base Yr 2022



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		210,516	
TOTAL MARKET OB/XF VALUE		9,991	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		280,507	
SOH/AGL Deduction		15,203	
ASSESSED VALUE		265,304	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		210,304	
TOTAL JUST VALUE		280,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00034	SOLAR PANELS-CC		09/22/2022
20000155	SFD-CO	0	08/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0073	12/31/2020	WD Q	Q	I	01	301,000
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: RICHARDS JASON L &						
1151/0637	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	54	16			6.00	100	2020	2020	3	89	4,614	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2020	2020	3	89	983	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	4,394	
4	1450	SOLAR PANE	0	100	0	0			0.00	100	2022	2022	3	97	0	

BUILDING NOTES			
86 MANCHESTER DR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2020] W14 S8 W20 FOP=[YR=2020] E20 N8 W20 S8\$ N12 W17 S25 W4 S15 FGR20 20= S22 E23 N22 W23\$ E23 S4 E15 N6 E5 FOP=[YR=2020] W5 S6 W15 S5 E21 N7 W1 N4\$ S4 E12 N38\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 9,991																								
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							