

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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
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	2,271	117.8000	111.91	254,148	2020	2020	0	0	0	3.00	97.00
1 SINGLE FAM 0% - 0 Heated Area: 1866 HX Base Yr												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2020	1,866	202,559
FGR	576	50	2020	288	31,263
FOP	160	30	2020	48	5,211
FOP	161	30	2020	48	5,211
PTO	170	5	2020	8	868
PTO	256	5	2022	13	1,411
TOTALS	3,189			2,271	246,524

Quality		03 AVERAGE	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		2	MKT AREA 10
NEIGHBORHOOD/LOC		402.00 1.00/	

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	0	63	16	1,008.00	SF	6.00	6.00	100	2020	2020	3	89	5,383	
2	0211	CONCRETE W	0	0	32	4	128.00	SF	6.00	6.00	100	2020	2020	3	89	684	
3	0955	PRIVACY FE	0	0	0	0	242.00	LF	15.00	15.00	100	2022	2022	3	99	3,594	
4	0220	POOL VINYL	0	0	32	16	512.00	SF	60.00	60.00	100	2022	2022	3	97	29,798	
5	0211	CONCRETE W	0	0	0	0	640.00	SF	6.00	6.00	100	2022	2022	3	97	3,725	

EXTRA FEATURES		70 LONDON CIR, CRAWFORDVILLE																	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				246,524	
TOTAL MARKET OB/XF VALUE				43,184	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				349,708	
SOH/AGL Deduction				0	
ASSESSED VALUE				349,708	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				349,708	
TOTAL JUST VALUE				349,708	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				333,703	
PRMT - PU NEW POOL, XFOB LN 1-3 CC10-04-2022					
5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000645	SWIMMING POOL	0	07/15/2021		
20000762	SFD-CO	0	08/20/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0315	1/15/2021	WD Q	Q	I	01	279,000
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: POLING RYAN M & LEA						
1151/0499	5/15/2020	WD Q	Q	V	05	270,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: PITMANS CUSTOM CONS						

BLD DATE		01/08/2021	MMJTT	LGL DATE	
XF DATE		01/08/2021	MMJTT	LAND DATE	01/08/2021 MMJT
INC DATE				AG DATE	

BUILDING NOTES	
BAS=[YR=2020] W24 S16 PTO=[YR=2020] N10 W17 S10 FOP=[YR=2020] N10 W16 S10 E16\$ E17\$ W45 S20 E2 S12 E30 FOP=[YR=2020] W23 S7 E23 N7\$ E7 N11 E6 N16 E24 FGR=[YR=2020] W24 S24 E24 N24\$ N6 E1 N12 W1 N3\$ PTR=N10 W41 PTO=[YR=2022] W16 S16 E16 N16\$ E41 S10\$.	

LAND DESCRIPTION		TOTAL OB/XF 43,184																						
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	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							