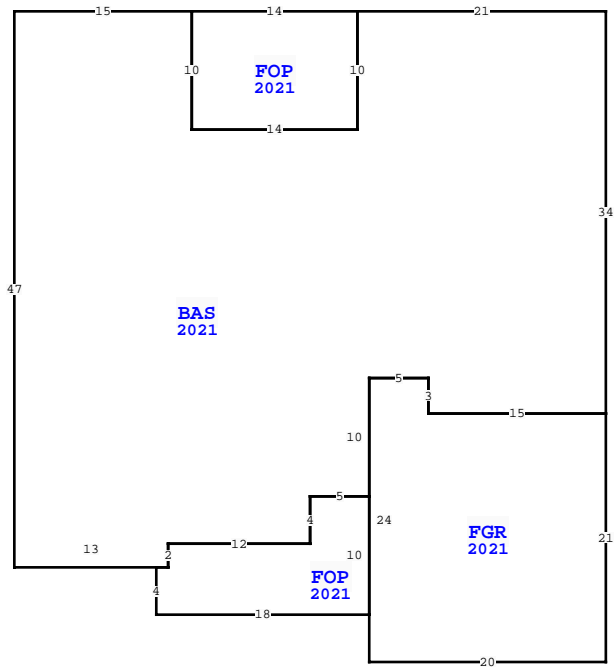




ELEMENT		BUILDING CHARACTERISTICS		CONSTRUCTION	
CD	CD				
02	02	CONCR	SLAB	100	
02	02	WOOD	FRAME	100	
05	05	HARDIE	BRD	100	
03	03	GABLE/HIP		100	
03	03	COMP	SHNGL	100	
05	05	DRYWALL		100	
12	12	HARDWOOD		70	
14	14	CARPET		30	
04	04	AIR	DUCTED	100	
03	03	CENTRAL		100	
				3	100
				2	100
				0	100
				1	100
				0	100
03	03	AVERAGE			
0100	0100	SINGLE FAMILY			
2		MKT AREA		10	
402.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	2021	1,881	203,325
FGR	435	50	2021	218	23,564
FOP	126	30	2021	38	4,107
FOP	140	30	2021	42	4,540
TOTALS	2,582			2,179	235,537

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: 1881							
					HX Base Yr 2022						



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		235,537		
TOTAL MARKET OB/XF VALUE		4,900		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		300,437		
SOH/AGL Deduction		17,397		
ASSESSED VALUE		283,040		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		233,040		
TOTAL JUST VALUE		300,437		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		283,039		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000513	SFD-CO	0	07/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1211/0608	5/28/2021	WD Q	Q	I	01	299,900
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: NEGRON REBEKAH & MO						
1151/0521	5/15/2020	WD Q	Q	V	05	270,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: PITMANS CUSTOM CONS						

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	52	16	SF	6.00	6.00	100	2021	2021	3	93	4,643	
2	0211	CONCRETE W	0	100	0	0	SF	6.00	6.00	100	2021	2021	3	93	257	

BLD DATE		05/06/2021	MMLB	LGL DATE	
XF DATE		05/06/2021	MMLB	LAND DATE	05/06/2021 MMLB
INC DATE				AG DATE	

BUILDING NOTES	
79 MANCHESTER DR, CRAWFORDVILLE	

LAND DESCRIPTION																								
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							