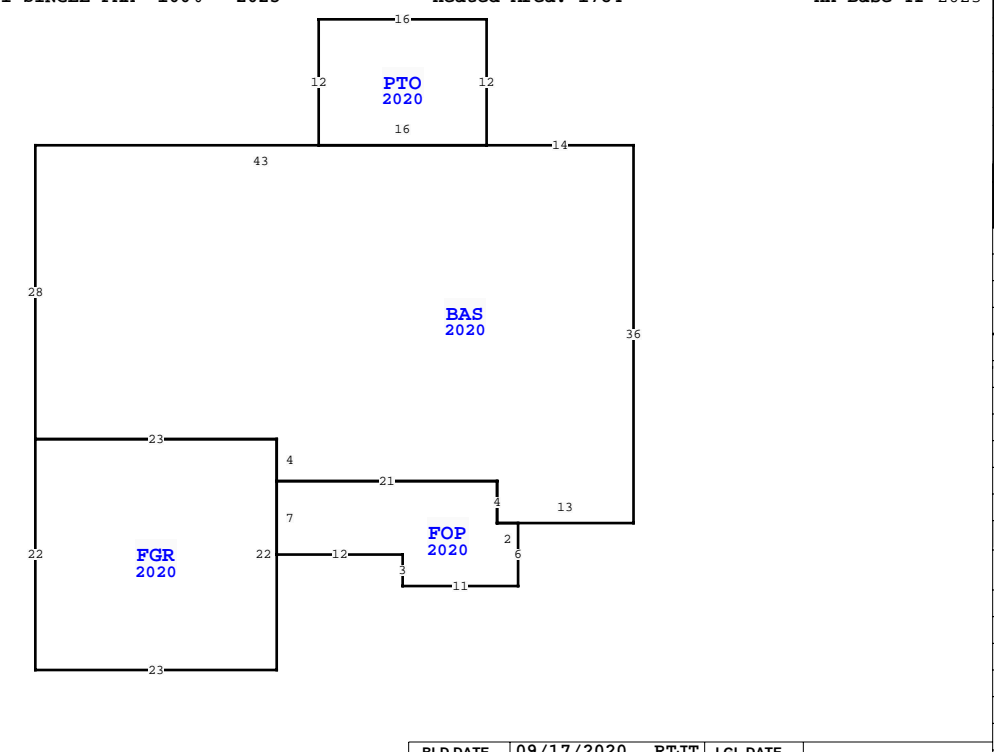


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
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	2,103	111.9000	106.30	223,549	2020	2020	0	0	0	97.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2020	1,784	183,950
FGR	506	50	2020	253	26,087
FOP	186	30	2020	56	5,774
PTO	192	5	2020	10	1,031

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	17	884.00	SF	6.00	6.00	100	2020	2020	3	89	4,721	
2	0211	CONCRETE W	0	100	33	4	132.00	SF	6.00	6.00	100	2020	2020	3	89	705	
3	0230	POOL, CONCR	0	100	0	0	411.00	SF	65.00	65.00	100	2024	2023	AV	100	26,715	
4	0211	CONCRETE W	0	100	0	0	400.00	SF	6.00	6.00	100	2024	2023	AV	100	2,400	
5	0740	UNFINISH O	0	100	16	16	256.00	SF	11.00	11.00	100	2024	2023	AV	98	2,760	
6	0955	PRIVACY FE	0	100	0	0	183.00	LF	15.00	15.00	100	2024	2023	AV	100	2,745	

EXTRA FEATURES											
49 MANCHESTER DR, CRAWFORDVILLE											
BLD DATE	XF DATE	INC DATE	RTJ/T	LGL DATE	AG DATE						
09/17/2020	09/17/2020		RTJ/T	09/17/2020	RTJ/T						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,843
TOTAL MARKET OB/XF VALUE			40,046
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			316,889
SOH/AGL Deduction			9,569
ASSESSED VALUE			307,320
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			257,320
TOTAL JUST VALUE			316,889
NCON VALUE			34,620
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,757

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0489	5/13/2022	WD	Q	I	01	335,000

BUILDING NOTES						
GRANTOR: GARRETT LISA GIBBS						
GRANTEE: HITCHCOCK KRISTINA						
1174/0561	10/16/2020	WD	Q	I	01	269,900
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: GARRETT LISA GIBBS						

BUILDING DIMENSIONS						
BAS=[YR=2020] W14 PTO=[YR=2020] N12 W16 S12 E16\$ W43 S28 E23						
FGR=[YR=2020] W23 S22 E23 N22\$ S4 E21 FOP=[YR=2020] W21 S7						
E12 S3 E11 N6 W2 N4\$ S4 E13 N36\$.						

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							