

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	60	
Interior Floo	14	CARPET	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.5	1.5	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2022	2,020	214,859
FGR	528	50	2022	264	28,080
FOP	153	30	2022	46	4,893
FOP	180	30	2022	54	5,744
FUS	330	100	2022	330	35,100
TOTALS	3,211			2,714	288,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,714	113.1000	107.44	291,592	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2350 HX Base Yr 2023

21 WINDSOR WAY, CRAWFORDVILLE

BLD DATE	LGL DATE
	04/21/2021
XF DATE	LAND DATE
	TBNM
INC DATE	AG DATE

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VALUATION SUMMARY		STANDARD		
VALUATION BY				
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		288,676		
TOTAL MARKET OB/XF VALUE		5,634		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		354,310		
SOH/AGL Deduction		9,778		
ASSESSED VALUE		344,532		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		294,532		
TOTAL JUST VALUE		354,310		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		334,497		
MM P/U NEW SFD, XFOB, C/O 6/06/2022				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-000249	INSTALL SHED	0	03/29/2023	
OBN21-00030	SFD-CO	0	11/10/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1281/0838	8/31/2022	WD Q	I 01	433,700
GRANTOR: SOUTHERN COASTAL HOME				
GRANTEE: STRENK ANDREW JOHN				
1189/0658	1/14/2021	WD Q	V 05	495,000
GRANTOR: CHADWICK ESTATES OF W				
GRANTEE: SOUTHERN COASTAL CO				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2022] W24 S7 W11 S10 W18 FOP=[YR=2022] E18 N10 W18 S10\$ N14 W13 S38 E31 FOP=[YR=2022] W19 S9 E10 N2 E9 N7\$ E11 N11 E24 FGR=[YR=2022] W24 S22 E24 PTR= E10 FUS=[YR=2022] E15 N22 W15 S22\$ W10\$ N22\$ N30\$.				

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		832.00	SF	6.00	100	2022	2022	3	97	4,842
2	0211	CONCRETE W	0	100	34	4		136.00	SF	6.00	100	2022	2022	3	97	792
TOTAL OB/XF 5,634																

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							