

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	05		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 100
Ceiling	09		9 FT 100
Heating Type	13		HEAT PUMP 100
Air Condition	13		HEAT PUMP 100
Bedrooms			3 100
Bathrooms			2 100
Stories	1.		1. 100
Units			0 100
Condition Adj	12		AVERAGE 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
BAS	1,854	100	2023
FGR	484	50	2023
FOP	120	30	2023
FOP	152	30	2023
TOTALS	2,610		

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%	- 2024		Heated Area: 1854					HX Base Yr 2024	
TOTALS					2,178					232,153	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			232,153
TOTAL MARKET OB/XF VALUE			9,942
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			302,095
SOH/AGL Deduction			49,051
ASSESSED VALUE			253,044
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			203,044
TOTAL JUST VALUE			302,095
NCON VALUE			242,095
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,000
FR PU NCON, & XF0B. 10-24-2023			
MOVED ADDRESS UP TO LINE 1			
KEYED IN ERROR ON WRONG PRCL			
DEL/MOVE BLDG & XF0BS TO 402-09946-007			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000123	SFD-CO	0	05/11/2023
20000880	SFD	0	09/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0802	9/26/2023	WD Q	Q	I	01	349,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: ARMSTRONGG JACOB OW						
1209/0845	5/14/2021	WD Q	Q	I	05	450,000
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
3	0210	CONCRETE D	0	100	0	0			752.00	6.00	100	2024	2023	AV	100	4,512
4	0211	CONCRETE W	0	100	20	5			100.00	SF 6.00	100	2024	2023	AV	100	600
5	0955	PRIVACY FE	0	100	0	0			322.00	LF 15.00	100	2024	2023	AV	100	4,830
TOTALS															9,942	

BUILDING NOTES														
11 KENSINGTON CT, CRAWFORDVILLE														
BLD DATE 01/11/2021 MMJT LGL DATE														
XF DATE 01/11/2021 MMJT LAND DATE 01/11/2021 MMJT														
INC DATE AG DATE														

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							