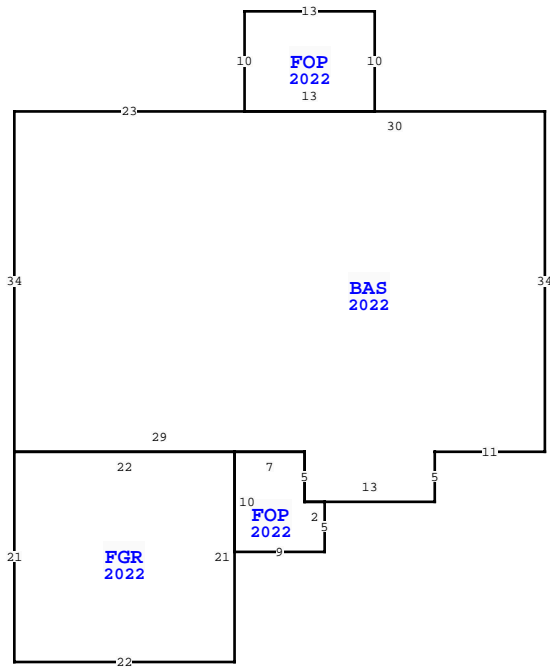




| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|---------------|--------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 05 | HARDIE | BRD | 100 | |
| Roof Structur | 03 | GABLE | HIP | 100 | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | | 100 | |
| Interior Floor | 07 | VYL | PLANK | 70 | |
| Interior Floor | 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 |
| 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 | 1,867 | 100 | 2022 | 1,867 | 196,477 |
| FGR | 462 | 50 | 2022 | 231 | 24,309 |
| FOP | 80 | 30 | 2022 | 24 | 2,525 |
| FOP | 130 | 30 | 2022 | 39 | 4,105 |
| TOTALS | 2,539 | | | 2,161 | 227,417 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,161 | 111.9000 | 106.30 | 229,714 | 2022 | 2022 | 0 | 0 | 1.00 | 99.00 |
| 1 SINGLE FAM 100% - 2024 Heated Area: 1867 HX Base Yr 2024 | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 227,417 |
| TOTAL MARKET OB/XF VALUE | | | 5,738 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 293,155 |
| SOH/AGL Deduction | | | 42,691 |
| ASSESSED VALUE | | | 250,464 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 200,464 |
| TOTAL JUST VALUE | | | 293,155 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 273,343 |

| 2023 TRIM RETURNED COA | | | |
|---|-------------|-----|------------|
| MM P/U NEW SFD, XFOBS C/O 9/29/2022 | | | |
| 5 YR PRCL CK NC | | | |
| NEW SUBD CREATED FROM PARENT PRCL 09946-000 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| OBN22-00003 | SFD-CO | 0 | 03/14/2022 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1310/0432 | 4/27/2023 | WD Q | Q | I | 01 | 364,700 |
| GRANTOR: SOUTHERN COASTAL HOME | | | | | | |
| GRANTEE: CORBETT THOMAS & ST | | | | | | |
| 1209/0845 | 5/15/2021 | WD Q | Q | V | 05 | 450,000 |
| GRANTOR: CHADWICK ESTATES OF W | | | | | | |
| GRANTEE: SOUTHERN COASTAL HO | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | 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 | 53 | 16 | 848.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 4,935 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 0 | 0 | 138.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 803 | |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 61 AVONDALE DR, CRAWFORDVILLE | | | | | | | | | | | |
| TOTAL OB/XF 5,738 | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W30 FOP=[YR=2022] E13 N10 W13 S10\$ W23 S34 | | | | | | | | | | | |
| FGR=[YR=2022] S21 E22 N21 FOP=[YR=2022] S10 E9 N5 W2 N5 W7\$ | | | | | | | | | | | |
| W22\$ E29 S5 E13 N5 E11 N34\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|---|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | 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 | | | | | | | |