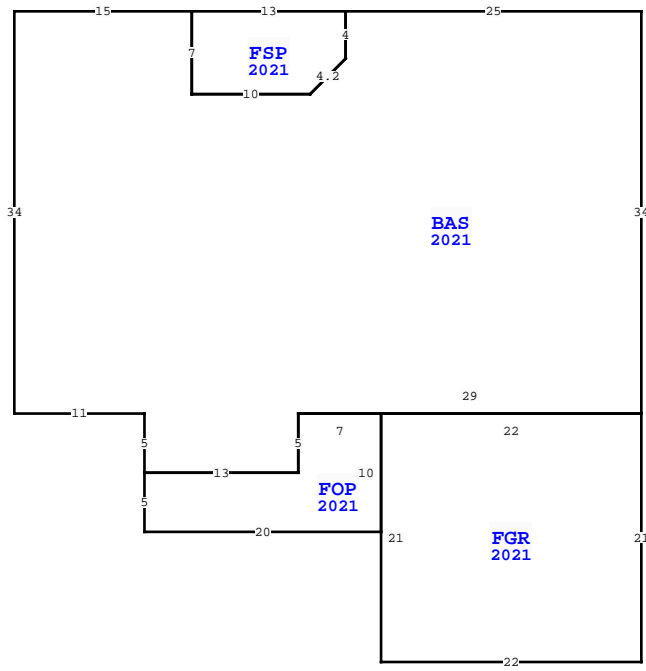




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	50	
Interior Floor	14	CARPET		50	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		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	1,781	100	2021	1,781	188,030
FGR	462	50	2021	231	24,388
FOP	135	30	2021	40	4,223
FSP	87	55	2021	48	5,068
TOTALS	2,465			2,100	221,708

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%	- 2023									
			Heated Area: 1781									
				HX Base Yr 2023								



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		221,708	
TOTAL MARKET OB/XF VALUE		6,250	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		287,958	
SOH/AGL Deduction		25,047	
ASSESSED VALUE		262,911	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		212,911	
TOTAL JUST VALUE		287,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00012	SFD-CO	0	06/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/0884	11/23/2021	WD Q	Q	I	01	300,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: GONZALEZ ALEX J & H						
1189/0658	1/14/2021	WD Q	Q	V	05	495,000
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
1	0210	CONCRETE D	0	100	46	22		1,012.00	SF	6.00	2021	2021	3	93	5,647
2	0211	CONCRETE W	0	100	0	0		108.00	SF	6.00	2021	2021	3	93	603

TOTAL OB/XF													6,250			
70 AVONDALE DR, CRAWFORDVILLE																
BLD DATE		11/18/2021		MMMM		LGL DATE				11/18/2021		MMMM				
XF DATE		11/18/2021		MMMM		LAND DATE				11/18/2021		MMMM				
INC DATE						AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2021] W25 S4 D3 L3 W10 FSP=[YR=2021] E10 R3 U3 N4 W13 S7\$ N7 W15 S34 E11 S5 E13 N5 FOP=[YR=2021] S5 W13 S5 E20 N10 W7\$ E29 FGR=[YR=2021] W22 S21 E22 N21\$ N34\$.												

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								