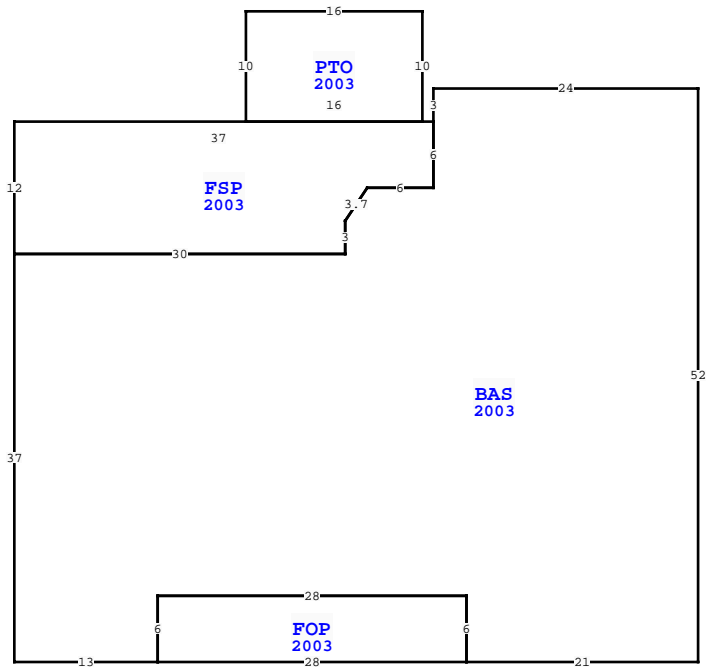




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	80	
Exterior Wall	05	HARDIE	BRD	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	02	MIN	PLYWD	50	
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms		3	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	2	MKT	AREA	10	
NEIGHBORHOOD/LOC	430.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,531	100	2003	2,531	252,255
FOP	168	30	2003	50	4,984
FSP	411	55	2003	226	22,525
PTO	160	5	2003	8	797
TOTALS	3,270			2,815	280,560

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: 2531	HX Base Yr 2023



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			280,560
TOTAL MARKET OB/XF VALUE			26,527
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			482,087
SOH/AGL Deduction			0
ASSESSED VALUE			482,087
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			432,087
TOTAL JUST VALUE			482,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,922
PRMT CK, PU XFOBS	PRMT CK, LEFT NOTE - NW MAILED LETTER REQUESTING I		
INCR EYB 2003-2007 RE-ROOF OB22-293 CC 6/10/2022			
PRCL COMB REQUEST PARKHURST 6606207130 - COMB LOT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000588	IN-GROUND POOL	0	04/26/2023
OB22-000293	RE-ROOF-CC	0	05/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0324	7/11/2022	WD Q	Q	I	01	550,000
GRANTOR: COBB LEANNE ROBERTS						
GRANTEE: PARKHURST CHRISTOPH						
1273/0322	7/11/2022	QC U	U	I	11	100
GRANTOR: ALLEN MACY LEE						
GRANTEE: COBB LEANNE ROBERTS						

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	0700	PORT BLDG	0	100 12 40	480.00	SF	0.00	0.00	100	2003	2003	3	60	0	
2	0041	CARPORT FI	0	100 48 40	1,920.00	SF	18.00	18.00	100	2003	2003	3	60	20,736	
3	0940	OPEN SHED	0	100 30 38	1,140.00	SF	4.00	4.00	100	2003	2003	3	21	958	
4	0211	CONCRETE W	0	100 0 0	306.00	SF	6.00	6.00	100	2003	2003	3	21	386	
5	0210	CONCRETE D	0	100 10 12	120.00	SF	6.00	6.00	100	2003	2003	3	21	151	
6	0211	CONCRETE W	0	100 7 6	42.00	SF	6.00	6.00	100	2003	2003	3	21	53	
7	0211	CONCRETE W	0	100 80 3	240.00	SF	6.00	6.00	100	2003	2003	3	21	302	
8	0250	ASPHALT AV	0	100 0 0	6,452.00	SF	2.00	2.00	100	2003	2003	3	21	2,710	
9	0125	MTL/VYL AC	0	100 0 0	90.00	LF	19.00	19.00	100	2016	2016	3	72	1,231	
TOTALS										26,527					

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	DPTH 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		RSU2	0.00	0.00	1.00	LT		1.00	1.00	2.00	50,000.00	100,000.00	100,000							
2	000000	C	VAC RES	0		RSU2	0.00	0.00	1.00	LT		1.00	1.00	1.50	50,000.00	75,000.00	75,000							

BUILDING NOTES									
758 EAST IVAN RD, CRAWFORDVILLE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
BUILDING DIMENSIONS									
BAS=[YR=2003] W24 S3 FSP=[YR=2003] W1 PTO=[YR=2003] N10 W16 S10 E16\$ W37 S12 E30 N3 U3 R2 E6 N6\$ S6 W6 L2 D3 S3 W30 S37 E13 FOP=[YR=2003] E28 N6 W28 S6\$ N6 E28 S6 E21 N52\$.									