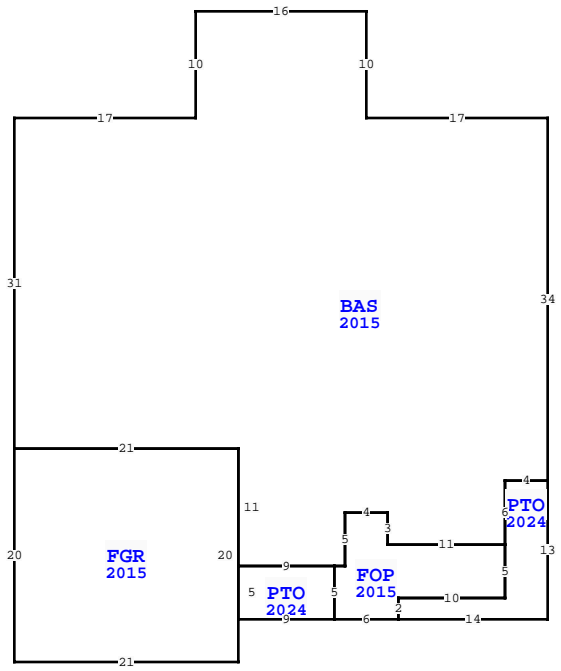


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 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	350.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	2015	1,955	218,962
FGR	420	50	2015	210	23,520
FOP	102	30	2015	31	3,472
PTO	45	5	2024	2	224
PTO	72	5	2024	4	448
TOTALS	2,594			2,202	246,625

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,202	116.5000	121.74	268,071	2015	2015	0	0	0	8.00	92.00
1 SINGLE FAM 100% - 2016 Heated Area: 1955 HX Base Yr 2016												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,625	
TOTAL MARKET OB/XF VALUE		6,696	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		303,321	
SOH/AGL Deduction		98,782	
ASSESSED VALUE		204,539	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		154,539	
TOTAL JUST VALUE		303,321	
NCON VALUE		1,241	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,608	
FR 5YR CK, PU NEW TRAV, PU XFOB, CHG HTTP 1/5/23			
5 YR PRCL CH, N/C			
PRCL:0:1: NO SOH TO PORT FROM 10378-A26 FOR 2016 R			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000786	HVAC CHANGE OUT		06/20/2023
21000275	DOOR	0	05/28/2021
2014884	SFD-CO	0	11/04/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0964/0092	3/06/2015	WD Q	Q	I	01	194,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: VARGAS NICHOLAS & A						
0933/0148	2/13/2014	WD U	V	39		400,000
GRANTOR: SPENCER DEVELOPMENT L						
GRANTEE: PAFFORD PROPERTIES						

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	0	0		1,033.00	6.00	100	2015	2015	3	67	4,153
2	0211	CONCRETE W	0	100	48	4		192.00	SF 6.00	100	2015	2015	3	67	772
3	0211	CONCRETE W	0	100	21	4		84.00	SF 6.00	100	2015	2015	3	67	338
4	0213	CONCRETE P	0	100	12	12		144.00	SF 6.00	100	2015	2015	3	100	864
5	0210	CONCRETE D	0	100	17	6		102.00	SF 6.00	100	2024	2021	AV	93	569

BUILDING NOTES												
44 ARBOR VIEW DR, CRAWFORDVILLE												
BLD DATE 06/27/2018 FRSR LGL DATE 06/07/2021 TB												
XF DATE 06/27/2018 FRSR LAND DATE												
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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								