

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
350.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	2016	1,814	205,377
FGR	418	50	2016	209	23,663
FOP	71	30	2016	21	2,378
FSP	120	55	2016	66	7,473
PTO	9	5	2016	0	0
TOTALS	2,432			2,110	238,890

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,110	116.5000	121.74	256,871	2016	2016	0	0	7.00	93.00
1 SINGLE FAM 100% - 2023 Heated Area: 1814 HX Base Yr 2023											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,890	
TOTAL MARKET OB/XF VALUE		8,616	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		297,506	
SOH/AGL Deduction		26,019	
ASSESSED VALUE		271,487	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		216,487	
TOTAL JUST VALUE		297,506	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		263,580	
H5 DUE TO 2024 TRIM RTS; MAIL ADDR UPDATED TO USPS			
COA PER HX APP			
COA PER NCOA REPORT			
5 YR PRCL CH, PU XFOB LN 3 & 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00022	SOLAR PANELS-CC		07/11/2023
15001134	SFD-CO	0	12/29/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0426	7/19/2021	WD Q	Q	I	01	300,000
GRANTOR: SWANN GLEN EDWARD & D						
GRANTEE: GAVIN YVONNE						
1000/0390	5/06/2016	WD Q	Q	I	01	209,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SWANN GLEN E & DEAN						

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	69	16			6.00	100	2016	2016	3	72	4,769	
2	0211	CONCRETE W	0	100	61	4			6.00	100	2016	2016	3	72	1,054	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2016	2016	3	87	2,793	
4	0605	PORT VINYL	0	100	7	7			0.00	100	2016	2016	3	72	0	

BLD DATE		07/03/2019	FRAK	LGL DATE	06/07/2021	TB
XF DATE		07/03/2019	FRAK <td>LAND DATE</td> <td></td> <td></td>	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
4 CAROUSEL CIR, CRAWFORDVILLE	

LAND DESCRIPTION																								
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	50,000.00	50,000.00	50,000							