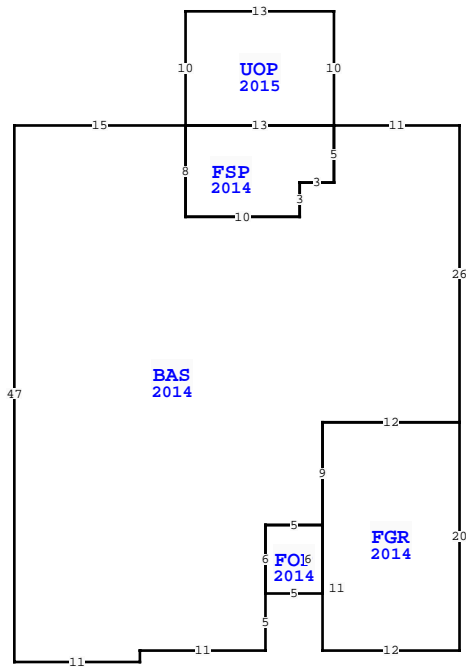


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Ceiling	09	9 FT	100
Heating Type	04	AIR DUCTED	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	350.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,415	100	2014
FGR	240	50	2014
FOP	30	30	2014
FSP	95	55	2014
UOP	130	20	2015
TOTALS	1,910		

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%	- 2021								
				Heated Area: 1415							
					HX Base Yr 2021						



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	187,275			
TOTAL MARKET OB/XF VALUE	4,954			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	232,229			
SOH/AGL Deduction	45,854			
ASSESSED VALUE	186,375			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	136,375			
TOTAL JUST VALUE	232,229			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	205,368			
INCR EYB 2014-2016 HVAC-CC 4-2022				
PU XFOB LN-4				
ADD HX & PORT FOR 2021-TURNER				
5 YR PRCL CH, CHG TRAV, PU XFOB				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22000377	HVAC-CC	0	04/25/2022	
OBN21-00005	SOLAR PANELS-CC	0	05/10/2021	
15000519	PLUMB	0	06/10/2015	
2014189	SFD-CO	0	03/12/2014	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1161/0593	7/22/2020	WD Q	Q	I	01	202,500
GRANTOR: SIGUA DAVID & KAMALOV						
GRANTEE: TURNER JESSE & APRI						
1111/0486	5/24/2019	WD Q	Q	I	01	195,000
GRANTOR: HARTSFIELD KAREN VOLL						
GRANTEE: SIGUA DAVID & KAMAL						

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	798.00	SF	6.00	6.00	100	2014	2014	3	62	2,969	
2	0211	CONCRETE W	0	100	5	25.00	SF	6.00	6.00	100	2014	2014	3	62	93	
3	0955	PRIVACY FE	0	100	0	152.00	LF	15.00	15.00	100	2015	2015	3	83	1,892	
4	1450	SOLAR PANE	0	100	0	50.00	UT	0.00	0.00	100	2021	2021	3	93	0	

BLD DATE		07/27/2021	FRFR	LGL DATE	
XF DATE		07/27/2021	FRFR	LAND DATE	07/27/2021
INC DATE				AG DATE	FRFR

BUILDING NOTES	
32 EVENING STAR DR, CRAWFORDVILLE	
BUILDING DIMENSIONS	
BAS=[YR=2014] W11 UOP=[YR=2015] N10 W13 S10 E13\$ FSP=[YR=2014] W13 S8 E10 N3 E3 N5\$ S5 W3 S3 W10 N8 W15 S47 E11 N1 E11 N5 FOP=[YR=2014] E5 N6 W5 S6\$ N6 E5 FGR=[YR=2014] S11 E12 N20 W12 S9\$ N9 E12 N26\$.	

LAND DESCRIPTION										TOTAL OB/XF										4,954				
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	0.80	50,000.00	40,000.00	40,000							