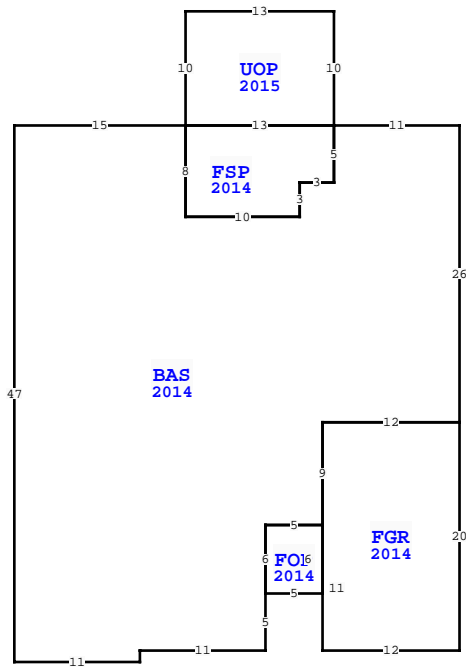




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	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	1,415	100	2014	1,415	163,375
FGR	240	50	2014	120	13,855
FOP	30	30	2014	9	1,039
FSP	95	55	2014	52	6,004
UOP	130	20	2015	26	3,002
TOTALS	1,910			1,622	187,275

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,622	118.8000	124.15	201,371	2014	2016	0	0	7.00	93.00
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	
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	

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														
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							