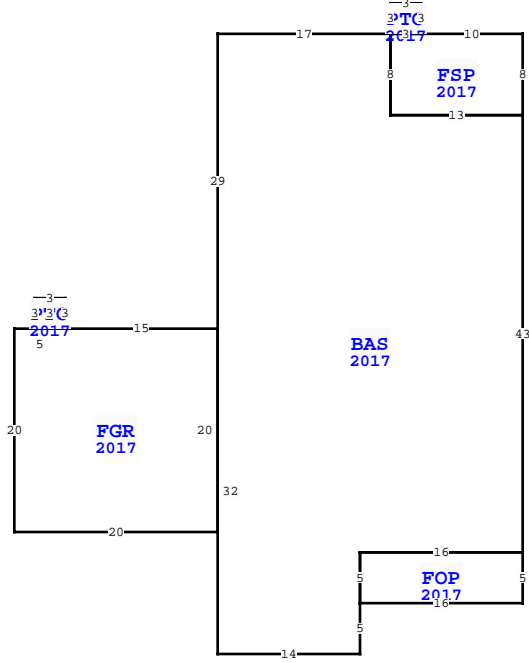


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2017	1,566	179,206
FGR	400	50	2017	200	22,887
FOP	80	30	2017	24	2,747
FSP	104	55	2017	57	6,523
PTO	9	5	2017	0	0
PTO	9	5	2017	0	0
TOTALS	2,168			1,847	211,363

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,847	116.5000	121.74	224,854	2017	2017	0	0	6.00	94.00		
1 SINGLE FAM 0% - 0 Heated Area: 1566 HX Base Yr													



WAKULLA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		211,363
TOTAL MARKET OB/XF VALUE		6,621
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,984
SOH/AGL Deduction		8,101
ASSESSED VALUE		259,883
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		259,883
TOTAL JUST VALUE		267,984
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		236,257

5 YR PRCL CH, PU XFOB LN 3 & 4			
2020 VALUES PORT TO LEON CTY NIXON			
COA PER WAK TCO			
ADD HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000504	SHED-CO	0	07/07/2020
17001052	SFD/GAS-CO	0	08/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/0203	9/30/2020	WD Q	Q	V	01	222,500
GRANTOR: NIXON MATTHEW J & MEG						
GRANTEE: SANH THO NGUYEN & M						
1055/0499	11/30/2017	WD Q	Q	V	01	186,000
GRANTOR: PAFFORD PROPERTIES AN						
GRANTEE: NIXON MATTHEW J & M						

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	0	0	0	976.00	SF	6.00	6.00	100	2017	2017	3	76	4,451	
2	0211	CONCRETE W	0	0	28	4	112.00	SF	6.00	6.00	100	2017	2017	3	76	511	
3	0955	PRIVACY FE	0	0	0	0	59.00	LF	15.00	15.00	100	2017	2017	3	91	805	
4	0625	PORT WD UT	0	0	10	16	160.00	SF	6.00	6.00	100	2020	2020	3	89	854	

92 ARBOR VIEW DR, CRAWFORDVILLE														BLD DATE	08/05/2020	FRAK	LGL DATE		
														XF DATE	08/05/2020	FRAK	LAND DATE	06/07/2021	TB
														INC DATE			AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2017] W10 PTO=[YR=2017] N3 W3 S3 E3\$ W3 S8 E13													
BAS=[YR=2017] W13 N8 W17 S29 FGR=[YR=2017] W15 PTO=[YR=2017]													
N3 W3 S3 E3\$ W5 S20 E20 N20\$ S32 E14 N5 FOP=[YR=2017] E16 N5													
W16 S5\$ N5 E16 N43\$ N8\$.													

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							