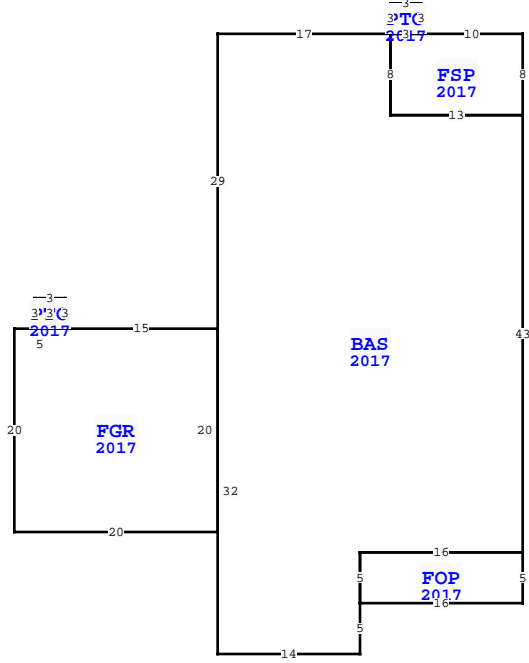




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR 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
BAS	1,566	100
FGR	400	50
FOP	80	30
FSP	104	55
PTO	9	5
PTO	9	5
TOTALS	2,168	

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								
TOTALS														2,168		1,847	211,363							

92 ARBOR VIEW DR, CRAWFORDVILLE

BLD DATE	08/05/2020	FRAK	LGL DATE	
XF DATE	08/05/2020	FRAK	LAND DATE	06/07/2021
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																								
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							