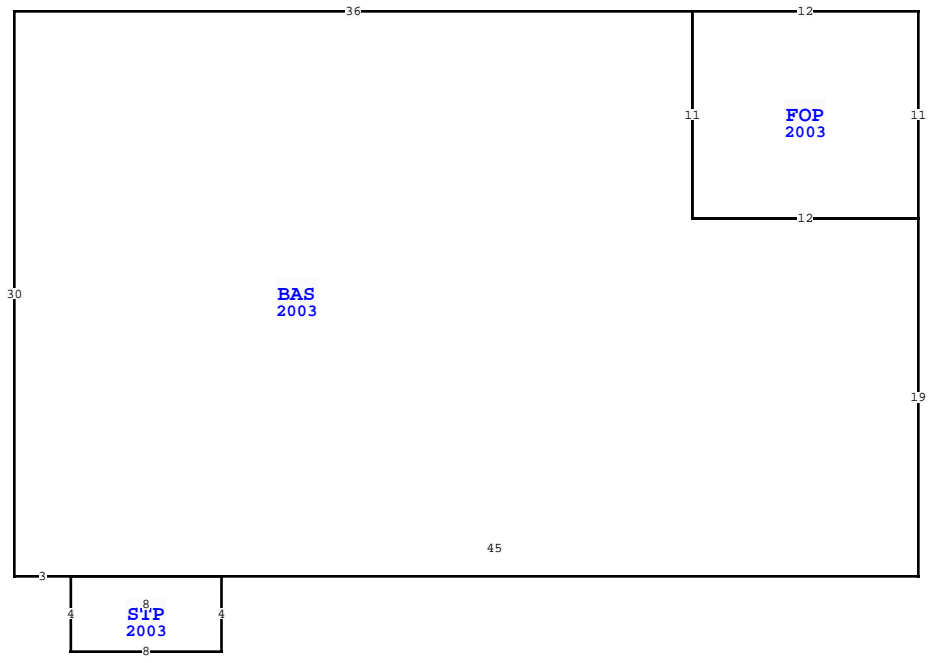


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	10		LAMINATED	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms		3		100	
Bathrooms		1.5		100	
Story Height		0		100	
Stories	1.		1.100		
Units		0		100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA	10	
NEIGHBORHOOD/LOC	9963		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	2003	1,308	121,179
FOP	132	30	2003	40	3,706
STP	32	10	2003	3	278
TOTALS	1,472			1,351	125,162

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%	- 2024		Heated Area: 1308					HX Base Yr 2024	



WAKULLA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			143,600
TOTAL MARKET OB/XF VALUE			5,359
TOTAL LAND VALUE - MARKET			40,730
TOTAL MARKET VALUE			189,689
SOH/AGL Deduction			0
ASSESSED VALUE			189,689
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			139,689
TOTAL JUST VALUE			189,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,335

5 YR PRCL CK, PU XFOBS, DEMO XFOBS, FP.			
INCR EYB 2003-2007 RE-ROOF CC 7-2022			
CARD 3			
DEL XFOB LN 1 PU BLD CARD 2, CAPT IT PU BLDG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000440	RE-ROOF-CC	0	07/07/2022
21000552	RE-ROOF	0	05/24/2021
2012245	LAWN STOARGE	0	04/27/2012
200871	ADDITION-CO	0	01/28/2008
30657	SFD	0	08/18/2003
027347	ELEC	0	01/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0279	6/27/2023	WD	Q	I	01	252,500
GRANTOR: CROW JOEL A & NOGIEC						
GRANTEE: HANCOCK PHILIP A &						
0872/0841	2/24/2012	WD	U	I	11	82,000
GRANTOR: AMERIS BANK						
GRANTEE: CROW JOEL A & NOGIE						

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	0020	BARN, FRAME	0	100	24	30	720.00	SF	12.00	12.00	100	2007	2007	3	30	2,592	
2	0700	PORT BLDG	0	100	12	30	360.00	SF	8.00	8.00	100	2012	2012	3	78	2,246	
3	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2017	2017	3	76	73	
4	0940	OPEN SHED	0	100	10	14	140.00	SF	4.00	4.00	100	2018	2018	3	80	448	

TOTAL OB/XF												5,359					
88 MIDNIGHT PASS, CRAWFORDVILLE																	
BLD DATE		07/21/2021		FRNM		LGL DATE						07/21/2021		FRNM			
XF DATE		07/21/2021		FRNM		LAND DATE											
INC DATE						AG DATE											

BUILDING NOTES																	

BUILDING DIMENSIONS																	
FOP=[YR=2003] W12 S11 E12 BAS=[YR=2003] W12 N11 W36 S30 E3																	
STP=[YR=2003] S4 E8 N4 W8\$ E45 N19\$ N11\$.																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RR5	0.00	0.00	2.70	AC		1.00	1.00	1.00	15,000.00	15,000.00	40,500							
2	009404	C	POWER LINE R	100		RR5	0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							
3	009401	C	PRIVATE ROAD	100			0.00	0.00	0.30	AC		1.00	1.00	1.00	100.00	100.00	30							

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	03		CONC FINSH 100
Heating Type	01		NONE 100
Air Condition	02		WINDOW 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03		AVERAGE
DOR CODE	0100		SINGLE FAMILY
MAP NUM	3		MKT AREA 10
NEIGHBORHOOD/LOC	9963		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FWS	720	45	2007
UOP	16	20	2017
TOTALS	736		327 11,522

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2024		Heated Area: 0					HX Base Yr 2024	
BLD DATE	07/21/2021	FRNM	LGL DATE	07/21/2021	FRNM	AG DATE	07/21/2021	FRNM			
XF DATE	07/21/2021	FRNM	LAND DATE								
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			143,600
TOTAL MARKET OB/XF VALUE			5,359
TOTAL LAND VALUE - MARKET			40,730
TOTAL MARKET VALUE			189,689
SOH/AGL Deduction			0
ASSESSED VALUE			189,689
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			139,689
TOTAL JUST VALUE			189,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,335
PUNEW TRAVERS,XFOB LN3,4, CHG BATH BDRM , FLO			
5 YR PRCL CK, CHG TRAV, CORR QUAL TO FAIR			
ADD HX FOR 2013			
5 YR PRCL CH, PU XFOB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1319/0279	6/27/2023	WD Q	I 01
GRANTOR: CROW JOEL A & NOGIEC		SALE PRICE	
GRANTEE: HANCOCK PHILIP A &		252,500	
0872/0841	2/24/2012	WD U	I 11
GRANTOR: AMERIS BANK		82,000	
GRANTEE: CROW JOEL A & NOGIE			
BUILDING NOTES			
BUILDING DIMENSIONS			
FWS=[YR=2007] W30 S20 UOP=[YR=2017] W4 S4 E4 N4\$ S4 E30 N24\$.			

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
88 MIDNIGHT PASS, CRAWFORDVILLE																
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Story Height	0	0 100
Stories	1.	1. 100
Units	0	0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	9963	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	360	100
		YEAR
		2012
	TOT ADJ AREA	SUBAREA MARKET VALUE
	360	6,917
TOTALS	360	6,916

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	WKSHP/BARN	100%	- 2024		19,080	0	2012	50	0	13.75	36.25
				Heated Area: 360			HX Base Yr 2024				
				TOTALS	360		360				6,916

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				143,600		
TOTAL MARKET OB/XF VALUE				5,359		
TOTAL LAND VALUE - MARKET				40,730		
TOTAL MARKET VALUE				189,689		
SOH/AGL Deduction				0		
ASSESSED VALUE				189,689		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				139,689		
TOTAL JUST VALUE				189,689		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				136,335		
& FRAME PU NEW TRAV, PU XFOB LN 1, CHG BEDS, PU FNDN SHERRY AT TC FORM 3547 INCORRECT ADDRESS CHANGED BACK TO 88 MIDNIGHT PASS PER						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0279	6/27/2023	WD Q	I	01		252,500
GRANTOR: CROW JOEL A & NOGIEC						
0872/0841	2/24/2012	WD U	I	11		82,000
GRANTOR: AMERIS BANK						
GRANTEE: CROW JOEL A & NOGIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2012] W30 S12 E30 N12\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV