

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	09	PINE WOOD 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

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%	- 2022									
Heated Area: 1744 HX Base Yr 2022												

BLD DATE	06/07/2017	RTJ/T	LGL DATE	
XF DATE	06/07/2017	RTJ/T	LAND DATE	06/07/2017
INC DATE			AG DATE	

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	43	17	731.00	SF	6.00	6.00	100	2002	2002	3	20	877	
2	0770	PUMP HOUSE	0	100	4	6	24.00	SF	5.00	5.00	100	2002	2002	3	0	0	
3	0960	SCREEN ROO	0	100	8	12	96.00	SF	21.00	21.00	100	2002	2002	3	59	1,189	
4	0051	CARPORT UN	0	100	19	40	760.00	SF	12.00	12.00	100	2005	2005	3	64	5,837	
5	0211	CONCRETE W	0	100	7	8	56.00	SF	6.00	6.00	100	2002	2002	3	20	67	
6	0211	CONCRETE W	0	100	71	3	213.00	SF	6.00	6.00	100	2002	2002	3	20	256	
7	0211	CONCRETE W	0	100	91	3	273.00	SF	6.00	6.00	100	2002	2002	3	20	328	
8	0211	CONCRETE W	0	100	55	3	165.00	SF	6.00	6.00	100	2002	2002	3	20	198	
13	0230	POOL, CONCR	0	100	40	18	720.00	SF	65.00	65.00	100	2024	2023	AV	100	46,800	

BUILDING CHARACTERISTICS					
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	1,744	100	2002	1,744	142,667
FGR	484	50	2002	242	19,797
FOP	270	30	2002	81	6,627
FSP	450	55	2002	248	20,287
PTO	36	5	2002	2	164
SPC	1,632	20	2024	326	26,668
TOTALS	4,616			2,643	216,210

102 MIDNIGHT PASS, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				221,496	
TOTAL MARKET OB/XF VALUE				55,552	
TOTAL LAND VALUE - MARKET				64,570	
TOTAL MARKET VALUE				341,618	
SOH/AGL Deduction				26,537	
ASSESSED VALUE				315,081	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				265,081	
TOTAL JUST VALUE				341,618	
NCON VALUE				73,469	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				234,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000735	ENCLOSURE-CC	0	06/30/2023
B23-000214	POOL-CC	0	04/03/2023
16000891	MECH	0	09/26/2016
2006562	ELECTRICAL RESIDE	0	03/29/2006
28896	SFD	0	04/11/2002
28858	SHED	0	01/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0727	1/06/2021	WD	Q	I	01	290,000
GRANTOR: MORRISON WILLIE J & R						
GRANTEE: CARTER JUSTIN R						
0560/0434	10/05/2004	WD	Q	I		245,000
GRANTOR: SMITH						
GRANTEE: MORRISON						

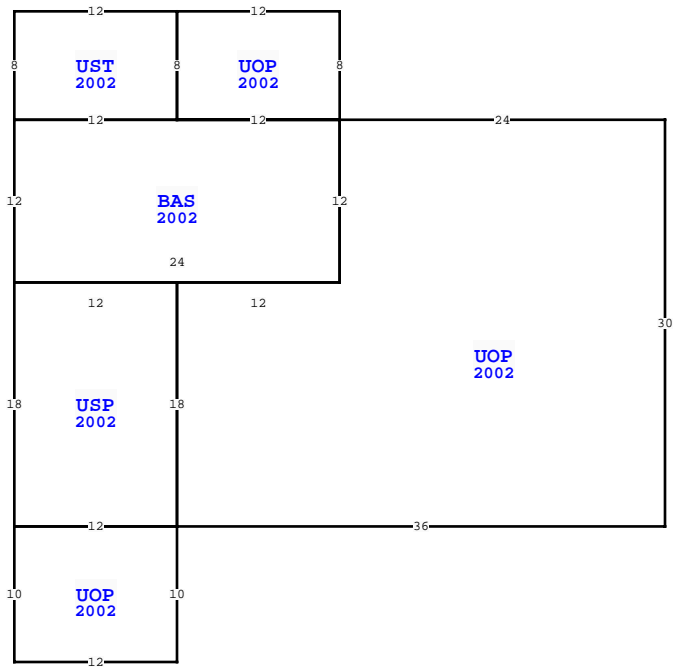
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002;ORIG=0,0] W22 S10 W45 S28 E45 N16 E22 N22 \$	
FGR=[YR=2002;ORIG=-22,38] S6 E22 N22 W22 S16 \$	
FSP=[YR=2002;ORIG=-22,0] W16 W29 S10 E45 N10 \$	
FOP=[YR=2002;ORIG=-67,38] S6 E45 N6 W45 \$	
PTO=[YR=2002;ORIG=-38,0] N6 W6 S6 E6 \$	
SPC=[YR=2024;ORIG=-38,-51] E32 S51 W32 N51 \$	

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	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	100			0.00	0.00	4.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	64,500									
2	009404	C	POWER LINE R	0		RR5	0.00	0.00	0.70	AC		1.00	1.00	1.00	100.00	100.00	70									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	07	NONE	80
Interior Wall	04	PLYWOOD	20
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	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
BAS	288	100	2002
UOP	96	20	2002
UOP	120	20	2002
UOP	936	20	2002
USP	216	40	2002
UST	96	45	2002
TOTALS	1,752		

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%	- 2022								
				Heated Area: 288							
					HX Base Yr 2022						



WAKULLA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		221,496	
TOTAL MARKET OB/XF VALUE		55,552	
TOTAL LAND VALUE - MARKET		64,570	
TOTAL MARKET VALUE		341,618	
SOH/AGL Deduction		26,537	
ASSESSED VALUE		315,081	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		265,081	
TOTAL JUST VALUE		341,618	
NCON VALUE		73,469	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,577	

COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0727	1/06/2021	WD Q	Q	I	01	290,000
GRANTOR: MORRISON WILLIE J & R						
GRANTEE: CARTER JUSTIN R						
0560/0434	10/05/2004	WD Q	Q	I		245,000
GRANTOR: SMITH						
GRANTEE: MORRISON						

EXTRA FEATURES										TOTAL OB/XF									
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			
102 MIDNIGHT PASS, CRAWFORDVILLE																			
BLD DATE 06/07/2017 RTJT LGL DATE 06/07/2017 RTJT																			
XF DATE 06/07/2017 RTJT LAND DATE 06/07/2017 RTJT																			
INC DATE AG DATE																			

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2002;ORIG=0,0] W24 W12 E12 S12 W12 S18 E36 N30 \$									
BAS=[YR=2002;ORIG=-36,0] W12 S12 E24 N12 W12 \$									
USP=[YR=2002;ORIG=-36,12] W12 S18 E12 N18 \$									
UOP=[YR=2002;ORIG=-36,30] W12 S10 E12 N10 \$									
UOP=[YR=2002;ORIG=-24,0] N8 W12 S8 E12 \$									
UST=[YR=2002;ORIG=-36,0] N8 W12 S8 E12 \$									

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