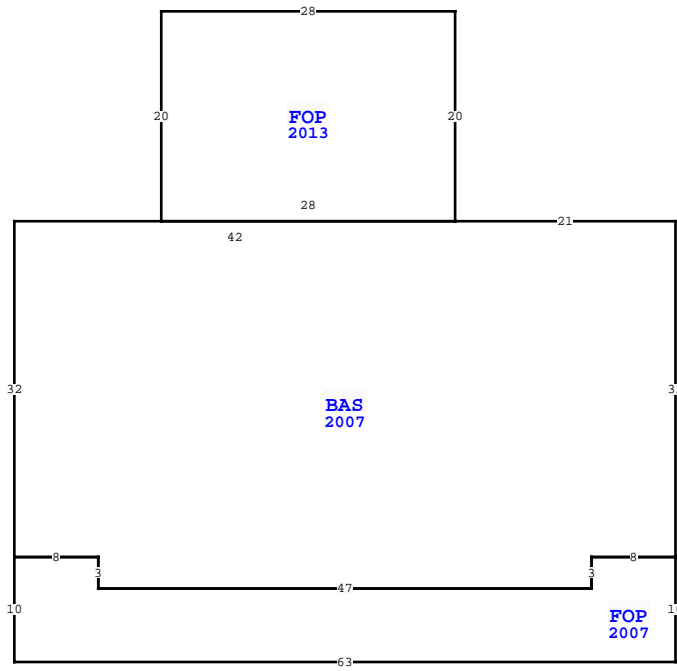




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	12	HARDWOOD	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Units		0	100		
Kitchen	GD	GOOD	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100	2007	2,157	261,525
FOP	489	30	2007	147	17,823
FOP	560	30	2013	168	20,369
TOTALS	3,206			2,472	299,717

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,472	143.4000	136.23	336,761	2007	2012	0	0	11.00	89.00		
2 SINGLE FAM 100% - 2022 Heated Area: 2157 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		302,876	
TOTAL MARKET OB/XF VALUE		181	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		340,557	
SOH/AGL Deduction		21,004	
ASSESSED VALUE		319,553	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		269,553	
TOTAL JUST VALUE		340,557	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,532	
5 YR PRCL CK, N/C			
FR 5YR CK; DEMO XFOBS LH			
50% PORT TO 04306-001 M BRATCHER			
50% 2021 VALUES PORTED TO 10378-A15			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000020	MECH	0	01/17/2018
2013813	SCRN RM/PORCH	0	11/18/2013
2007241	SFD-CO	0	02/21/2007
29366	MECH	0	08/20/2002
29297	SWMH	0	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/0493	4/15/2021	WD Q	Q	I	01	387,000
GRANTOR: BRATCHER MARSHALL K &						
GRANTEE: GREEN MICHAEL LANCE						
0900/0287	1/28/2013	WD Q	Q	I	01	169,000
GRANTOR: LASSITER WALTER J & D						
GRANTEE: BRATCHER MARSHALL K						

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
3	0211	CONCRETE W	0	100	8	7			6.00	100	2007	2007	3	30	101	
5	0210	CONCRETE D	0	100	2	17			6.00	100	2009	2009	3	39	80	
TOTALS																

BUILDING NOTES			
69 POWELL LN, CRAWFORDVILLE			
BLD DATE 08/22/2018 FRSS LGL DATE 08/22/2018 FRSS			
XF DATE 08/22/2018 FRSS LAND DATE 08/22/2018 FRSS			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2007] W21 FOP=[YR=2013] N20 W28 S20 E28\$ W42 S32			
FOP=[YR=2007] S10 E63 N10 W8 S3 W47 N3 W8\$ E8 S3 E47 N3 E8 N32\$.			

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	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	01	NONE	100
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
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	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UDG	360	55	2014
TOTALS	360		198

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3 SFR UFGR		100%	- 2022	19.34	3,829	2009	2009	0	0	17.50	82.50
Heated Area: 0						HX Base Yr 2022					
BLD DATE	08/22/2018	FRSS	LGL DATE	08/22/2018	FRSS	AG DATE	08/22/2018	FRSS			

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				302,876		
TOTAL MARKET OB/XF VALUE				181		
TOTAL LAND VALUE - MARKET				37,500		
TOTAL MARKET VALUE				340,557		
SOH/AGL Deduction				21,004		
ASSESSED VALUE				319,553		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				269,553		
TOTAL JUST VALUE				340,557		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				343,532		
2022 PORT FROM 31-2S-01W-337-04177-143						
5 YR PRCL CK, N/C						
PU BLDG CARD 2						
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 5,						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0493	4/15/2021	WD Q	Q	I	01	387,000
GRANTOR: BRATCHER MARSHALL K &						
GRANTEE: GREEN MICHAEL LANCE						
0900/0287	1/28/2013	WD Q	Q	I	01	169,000
GRANTOR: LASSITER WALTER J & D						
GRANTEE: BRATCHER MARSHALL K						
BUILDING NOTES						
BUILDING DIMENSIONS						
UDG=[YR=2014] W18 S20 E18 N20\$.						

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

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