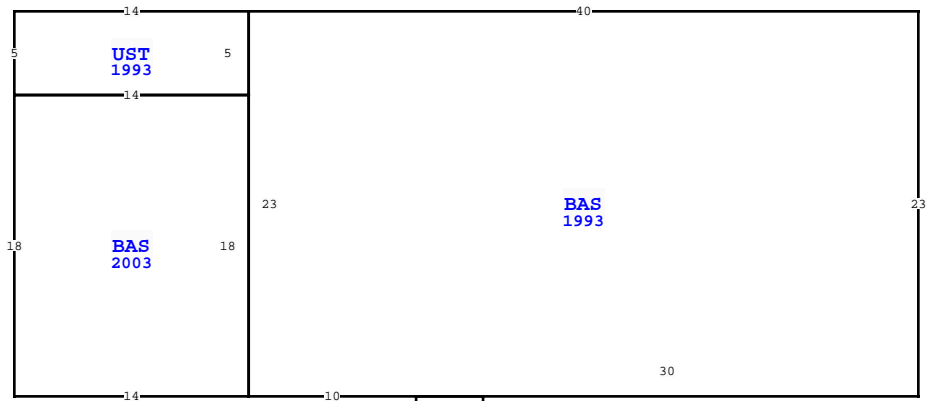


ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		1 100
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		
0100	01	1,209	107.0000	101.65	122,895	1960	2000		0	0	23.00	77.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1172 HX Base Yr 2024													



FOP 2003

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	72,009
BAS	252	100	2003	252	19,724
FOP	16	30	2003	5	391
UST	70	45	1993	32	2,505
TOTALS	1,258			1,209	94,629

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	0080	4' CHAINLI	0	100	0	350.00	LF	13.00	13.00	100	1980	1980	3	20	910	
2	0211	CONCRETE W	0	100	67	201.00	SF	6.00	6.00	100	1980	1980	3	67	808	
3	0700	PORT BLDG	0	100	10	160.00	SF	0.00	0.00	100	2000	2000	3	57	0	
4	0055	PORTABLE C	0	100	18	360.00	SF	0.00	0.00	100	2008	2008	3	34	0	
5	0955	PRIVACY FE	0	100	0	44.00	LF	15.00	15.00	100	2017	2017	3	91	601	

EXTRA FEATURES													
306 CAJER POSEY RD, CRAWFORDVILLE													
BLD DATE	XF DATE	INC DATE	MMJTT	LGL DATE	LAND DATE	AG DATE	MMJTT						
10/01/2020	10/01/2020		MMJTT		10/01/2020		MMJTT						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			94,629
TOTAL MARKET OB/XF VALUE			2,319
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			104,448
SOH/AGL Deduction			0
ASSESSED VALUE			104,448
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			54,448
TOTAL JUST VALUE			104,448
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			71,630
5 YR PRCL CK, N/C			
INCR EYB 1984-1988 RE-ROOF OB23-184 CC 6/1/2023			
FR INCR EYB 1980-1984 WINDOWS OB23-394			
JOHN MICHAEL SIMS DOD 08/27/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000490	HVAC CHANGE OUT-C		05/13/2024
OB23-000394	WINDOWS-CC	0	08/09/2023
OB23-000184	RE-ROOF-CC	0	04/17/2023
2008641	CARPORT	0	07/24/2008
31501	ELECT UPGRADE	0	03/11/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0038	4/17/2023	WD	Q	I	01	150,000
GRANTOR: SIMS THEO P						
GRANTEE: GARBER SARAH M						
1058/0415	12/26/2017	WD	Q	I	01	85,500
GRANTOR: DANZEY V CECIL						
GRANTEE: SIMS THEO P						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W40 UST=[YR=1993] W14 S5 BAS=[YR=2003] S18 E14 N18 W14\$ E14 N5\$ S23 E10 FOP=[YR=2003] S4 E4 N4 W4\$ E30 N23\$.													

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
1	000100	C	SFR	100		C2	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							