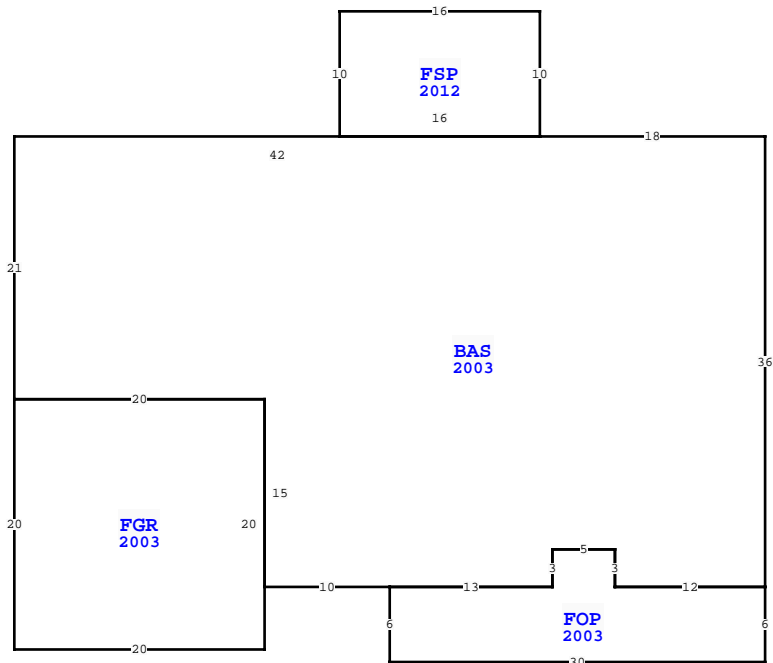




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace Units	01	FIREPLACE 100
		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%	- 2024										
				Heated Area: 1845				HX Base Yr 2024					



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA 10			
NEIGHBORHOOD/LOC	273.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	2003	1,845	187,562
FGR	400	50	2003	200	20,332
FOP	195	30	2003	58	5,896
FSP	160	55	2012	88	8,946
TOTALS	2,600			2,191	222,736

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			222,736
TOTAL MARKET OB/XF VALUE			2,349
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			280,085
SOH/AGL Deduction			0
ASSESSED VALUE			280,085
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			230,085
TOTAL JUST VALUE			280,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,877
5 YR PRCL CK, CHG EYB 2005 TO 2010, DEMO XFOB			
INCR EYB 2003-2005 HVAC-CC 7-2022			
DEL XFOB LN 5 0625			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000598	HVAC-CC	0	06/16/2022
18000012	REROOF-CO	0	01/17/2018
2012516	SCREEN RM/PORCH	0	08/06/2012
32359	UTL	0	09/03/2004
29819	SFD	0	02/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/0893	3/18/2019	WD Q	Q	I	01	214,000
GRANTOR: CHASON LINDA K & RONN						
GRANTEE: BEATY JENNIFER L						
1068/0059	3/29/2018	WD Q	Q	I	01	193,500
GRANTOR: GUTHERIE JENNIFER L						
GRANTEE: CHASON LINDA K & RO						

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	100	0	0			6.00	100	2003	2003	3	21	1,551	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2004	2004	3	10	552	
3	0211	CONCRETE W	0	100	65	3			6.00	100	2003	2003	3	21	246	

40 FARRIER LN, CRAWFORDVILLE				BLD DATE	12/10/2020	FRFR	LGL DATE	
				XF DATE	12/10/2020	FRFR	LAND DATE	12/10/2020
				INC DATE			AG DATE	
				TOTAL OB/XF 2,349				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W18 FSP=[YR=2012] N10 W16 S10 E16\$ W42 S21												
FGR=[YR=2003] S20 E20 N20 W20\$ E20 S15 E10 FOP=[YR=2003] S6												
E30 N6 W12 N3 W5 S3 W13\$ E13 N3 E5 S3 E12 N36\$.												

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								