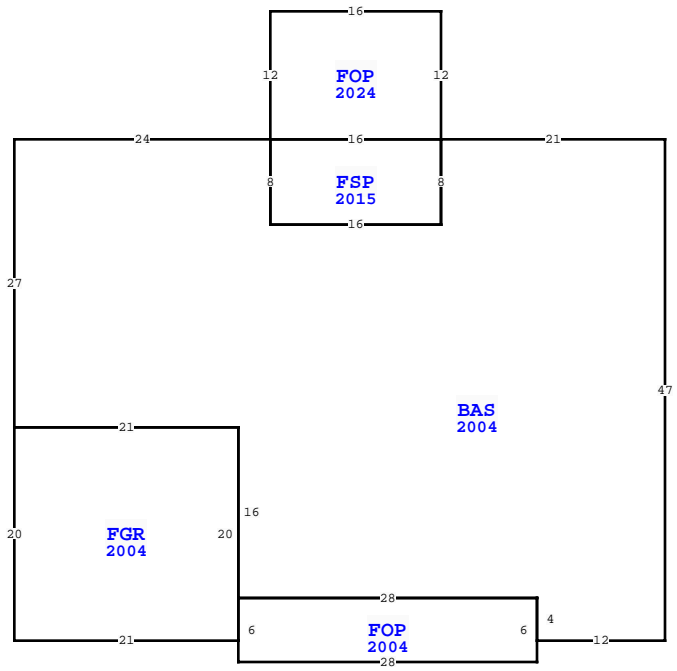




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY	TILE	50	
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms	4	100			
Bathrooms	3	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	273.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2004	2,207	221,423
FGR	420	50	2004	210	21,069
FOP	168	30	2004	50	5,016
FOP	192	30	2024	58	5,819
FSP	128	55	2015	70	7,023
TOTALS	3,115			2,595	260,350

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%	- 2023									
			Heated Area: 2207									
				HX Base Yr 2023								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		271,336	
TOTAL MARKET OB/XF VALUE		39,228	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		365,564	
SOH/AGL Deduction		15,063	
ASSESSED VALUE		350,501	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		300,501	
TOTAL JUST VALUE		365,564	
NCON VALUE		33,931	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,709	
5 YR PRCL CK, CHG EYB 2004 TO 2009 REROOF, PU XFOB			
FR PRMT CK 09/29/23 - PU NEW TRV & XFOBS PU NEW TR			
THANK YOU LETTER MAILED			
VERIFIED FIELD WORK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00037	PORCH-CC	0	08/29/2023
B23-000811	POOL-CC	0	07/21/2023
OBN23-00021	GENERATOR-CC		06/01/2023
21000501	SHED-CC	0	05/21/2021
31931	SFR	0	06/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0834	11/15/2022	WD Q	Q	I	01	375,000
GRANTOR: DAVIS JOHN PHILLIP JR						
GRANTEE: MCPHERSON LISA & KE						
1086/0407	9/19/2018	WD Q	Q	I	01	234,000
GRANTOR: MCCOY GARY W & MARY N						
GRANTEE: DAVIS JOHN PHILLIP						

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	2004	2004	3	23	1,711	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2004	2004	3	23	215	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	291	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2022	AV	99	2,005	
5	0225	POOL, FIBER	0	100	30	14			50.00	100	2024	2023	AV	100	21,000	
6	0211	CONCRETE W	0	100	87	5			6.00	100	2024	2023	AV	100	2,610	
7	0211	CONCRETE W	0	100	4	4			6.00	100	2024	2023	AV	100	96	
8	0213	CONCRETE P	0	100	10	22			6.00	100	2024	2023	AV	100	1,320	
9	0213	CONCRETE P	0	100	10	18			6.00	100	2024	2023	AV	100	1,080	
10	0157	GENERATOR	0	100	0	0			8,900.00	100	2024	2023		100	8,900	

BUILDING NOTES			
7 EQUINE DR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2004;ORIG=0,0] W21 S8 W16 N8 W24 S27 E21 S16 E28 S4 E12 N47 \$			
FGR=[YR=2004;ORIG=-61,27] S20 E21 N20 W21 \$			
FOP=[YR=2004;ORIG=-40,43] S6 E28 N6 W28 \$			
FSP=[YR=2015;ORIG=-21,0] W16 S8 E16 N8 \$			
FOP=[YR=2024;ORIG=-37,0] N12 E16 S12 W16 \$			

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								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	05	STEEL 100	
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall		N/A 100	
Interior Floo	03	CONC FINSH 100	
Heating Type		N/A 100	
Air Condition	00	N/A 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	273.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	468	100	
UCP	312	20	
TOTALS	780		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	UFGR	100%	- 2023							
Heated Area: 468						HX Base Yr 2023					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	468	100		468	9,701						
UCP	312	20		62	1,285						
TOTALS	780			530	10,986						

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				271,336	
TOTAL MARKET OB/XF VALUE				39,228	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				365,564	
SOH/AGL Deduction				15,063	
ASSESSED VALUE				350,501	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				300,501	
TOTAL JUST VALUE				365,564	
NCON VALUE				33,931	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				298,709	
5YR PRCL CH-PU XFOB LINE 3					
PRMT CH, PU GARAGE					
ADD HX AND VX FOR 2019- VX IS JOHN DAVIS					
COA FORM FROM THE TC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1291/0834	11/15/2022	WD Q	Q I 01		375,000
GRANTOR: DAVIS JOHN PHILLIP JR					
GRANTEE: MCPHERSON LISA & KE					
1086/0407	9/19/2018	WD Q	Q I 01		234,000
GRANTOR: MCCOY GARY W & MARY N					
GRANTEE: DAVIS JOHN PHILLIP					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[ORIG=-12,26] N26 W18 S26 E18 \$					
UCP=[ORIG=0,0] W12 S26 E12 N26 \$					

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
11	0055	PORTABLE C	0	100	0	0			0.00	100	2024	2023		100	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