

BUILDING CHARACTERISTICS		
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 Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 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
BAS	1,935	100
FGR	400	50
FOP	51	30
FSP	160	55
PTO	160	5
TOTALS	2,706	

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		264,579	2006	2006	0	0	0	17.00	83.00	
Heated Area: 1935 HX Base Yr 2022													
BLD DATE	06/08/2021	FRAK	LGL DATE	06/08/2021	FRAK								
XF DATE	06/08/2021	FRAK	LAND DATE	06/08/2021	FRAK								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,601
TOTAL MARKET OB/XF VALUE			3,371
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			261,472
SOH/AGL Deduction			20,679
ASSESSED VALUE			240,793
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			190,793
TOTAL JUST VALUE			261,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,087
5 YR PRCL CK, DEMO XFOB, OLD HVAC.			
5 YR PRCL CH, N/C			
5 YR PRCL CH, CORR QUAL			
ADD HX FOR 2013			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006736	SFD - CO	0	04/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0063	8/05/2021	WD Q	Q	I	01	300,000
GRANTOR: MULLEN JACQUELINE R						
GRANTEE: FRANCIS RHONE A						
0847/0647	2/25/2011	WD U	U	I	12	169,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MULLEN JACQUELINE R						

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
2	0210	CONCRETE D	0	100	58	16			928.00	100	2006	2006	3	27	1,503	
3	0211	CONCRETE W	0	100	14	3			42.00	100	2006	2006	3	27	68	
4	0955	PRIVACY FE	0	100	0	0			400.00	100	2006	2006	3	30	1,800	

BUILDING NOTES													
42 CHURCHILL DR, CRAWFORDVILLE													

BUILDING DIMENSIONS													
FSP=[YR=2006] W16 S10 E16 BAS=[YR=2006] W16 PTO=[YR=2006] N10 W16 S10 E16\$ W23 S42 FGR=[YR=2006] S20 E20 N20 W20\$ E20 S15 FOP=[YR=2006] S5 W1 S2 E8 N7 W7\$ E10 S2 E6 N2 E3 N57\$ N10\$.													

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	0.70	55,000.00	38,500.00	38,500							