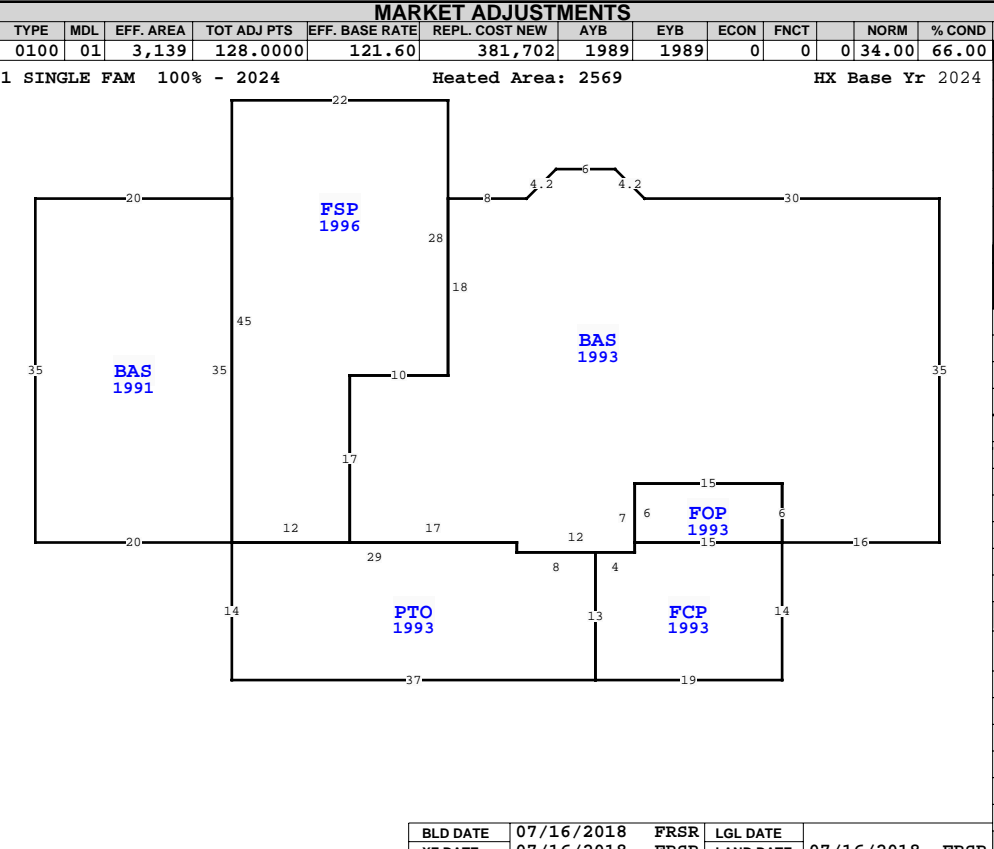


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
20	FACE BRICK 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
11	CLAY TILE 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2.5 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
5000	IMPRVD AG RES				
3	MKT AREA	08			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	1991	700	56,179
BAS	1,869	100	1993	1,869	149,998
FCP	262	25	1993	66	5,297
FOP	90	30	1993	27	2,167
FSP	820	55	1996	451	36,196
PTO	510	5	1993	26	2,087
TOTALS	4,251			3,139	251,923



WAKULLA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,383
TOTAL MARKET OB/XF VALUE	968
TOTAL LAND VALUE - MARKET	258,740
TOTAL MARKET VALUE	300,190
SOH/AGL Deduction	58,534
ASSESSED VALUE	241,656
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	191,656
TOTAL JUST VALUE	529,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	581,881

5 YR PRCL CK, VERIFIED FROM 2023, REMOVE VALUE FRO

LAND LINES UPDATED FOR CT

5YR CK NC JS FROM DAILY REPORT

2022 CORRECT LAND LINE DESC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011194	MECH	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/0147	11/13/2023	WD Q	Q	I	01	415,000

GRANTOR: BROWN JANET SANFORD
GRANTEE: DAVIS JACK & GENA
0919/0626 7/29/2013 WD U I 30 100
GRANTOR: SIAMIS JANET NEAL
GRANTEE: SIAMIS J & BROWN J T

4308 COASTAL HWY, CRAWFORDVILLE

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	16	14	224.00	SF	6.00	6.00	100	1989	1989	3	20	269	
2	0210	CONCRETE D	0	100	10	5	50.00	SF	6.00	6.00	100	1991	1991	3	20	60	
3	0210	CONCRETE D	0	100	10	9	90.00	SF	6.00	6.00	100	1991	1991	3	20	108	
4	0630	METAL UTL	0	100	5	4	20.00	SF	8.00	8.00	100	2011	2011	3	47	75	
5	0620	WOOD UTL B	0	100	12	8	96.00	SF	6.00	6.00	100	2004	2004	3	23	132	
6	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	2006	2006	3	27	324	

LAND DESCRIPTION

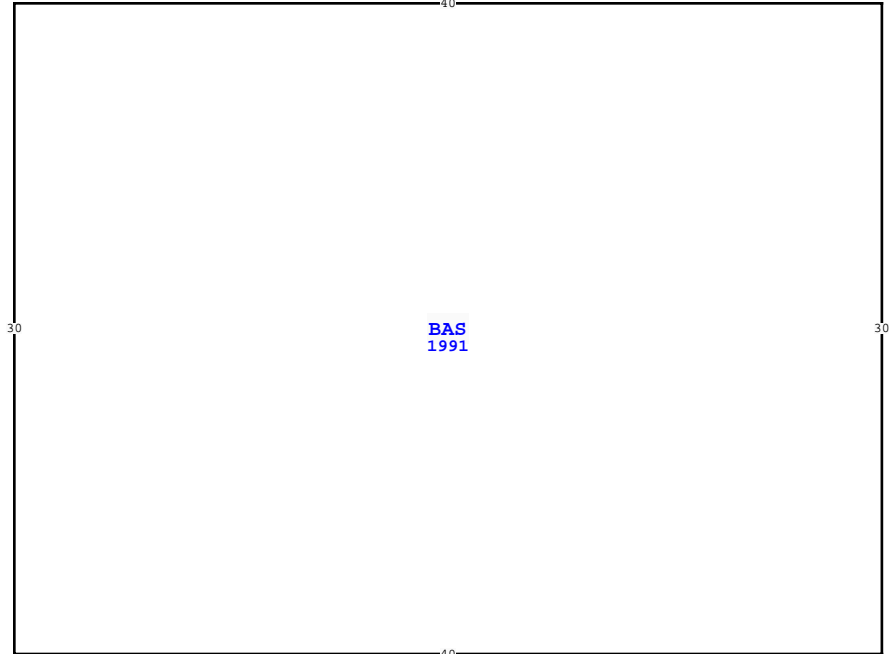
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	100					35.00	AC		1.00	1.00	1.00	325.00	325.00	11,375							
3	005996	A	AG WETLAND	100					34.64	AC		1.00	1.00	1.00	100.00	100.00	3,464							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 L3 U3 W6 L3 D3 W8 S18 W10 S17
FSP=[YR=1996] N17 E10 N28 W22 S45 BAS=[YR=1991] N35 W20 S35
E20\$ PTO=[YR=1993] S14 E37 FCP=[YR=1993] E19 N14 W15
POP=[YR=1993] E15 N6 W15 S6\$ S1 W4 S13\$ N13 W8 N1 W29\$ E12\$
E17 S1 E12 N7 E15 S6 E16 N35\$.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	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	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	3	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	1991
TOTALS	1,200		1,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR FGR	100%	- 2024								
				Heated Area: 1200			HX Base Yr 2024				
											
BLD DATE	07/16/2018	FRSR	LGL DATE	07/16/2018	FRSR						
XF DATE	07/16/2018	FRSR	LAND DATE	07/16/2018	FRSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		269,383				
TOTAL MARKET OB/XF VALUE		968				
TOTAL LAND VALUE - MARKET		258,740				
TOTAL MARKET VALUE		300,190				
SOH/AGL Deduction		58,534				
ASSESSED VALUE		241,656				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		191,656				
TOTAL JUST VALUE		529,091				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		581,881				
2022 AG REMOVED NO RETURN CARD						
2021 AG RENEWAL REC'D						
2019 AG RENEWAL REC'D						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0147	11/13/2023	WD	Q	I	01	415,000
GRANTOR: BROWN JANET SANFORD						
GRANTEE: DAVIS JACK & GENA						
0919/0626	7/29/2013	WD	U	I	30	100
GRANTOR: SIAMIS JANET NEAL						
GRANTEE: SIAMIS J& BROWN J T						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1991] W40 S30 E40 N30\$.						

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
4308 COASTAL HWY, CRAWFORDVILLE																
TOTAL OB/XF 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