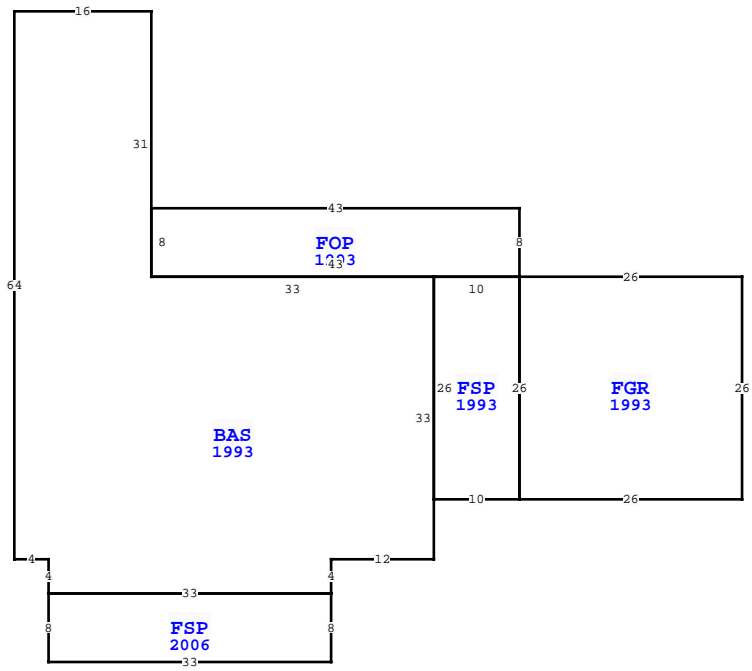




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories		1. 100			
Units		0 100			
Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		3 MKT AREA 08			
NEIGHBORHOOD/LOC		000 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	1993	2,245	165,035
FGR	676	50	1993	338	24,847
FOP	344	30	1993	103	7,572
FSP	260	55	1993	143	10,512
FSP	264	55	2006	145	10,659
TOTALS				3,789	218,626

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% - 1998		109.72	326,307	1990	1990	0	0	33.00	67.00
Heated Area: 2245 HX Base Yr 1998											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		218,626	
TOTAL MARKET OB/XF VALUE		1,562	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		290,188	
SOH/AGL Deduction		94,301	
ASSESSED VALUE		195,887	
TOTAL EXEMPTION VALUE		HX HB SX WX 105,000	
BASE TAXABLE VALUE		90,887	
TOTAL JUST VALUE		290,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,479	
5 YR PRCL CK, CHG EYB 1990 TO 1998 HVAC REROOF, DE			
5 YR PRCL CK, CORR XFOB LN LN2			
ADDED WX FOR 2018 AND UPDATED SSN INFO			
GORDON E LEPP DOD 01-10-2017 OR 1072 P 54			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR24-000127	BATHROOM REMODEL		07/03/2024
18000024	MECH	0	01/19/2018
2011335	RE-ROOF	0	05/23/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/0120	5/04/2018	QC	U	I	11	100
GRANTOR: LEPP NICOLE						
GRANTEE: LEPP NICOLE; LEPP RE						
0315/0292	12/19/1997	WD	Q	I		163,000
GRANTOR: CLARK LINDELL & DONNA						
GRANTEE:						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 1,900.00	100	1990	1990	3	47	893	
2	0075	WOOD FENCE	0	100	0	0		212.00	LF 10.00	100	1990	1990	3	20	424	
3	0210	CONCRETE D	0	100	5	18		90.00	SF 6.00	100	1990	1990	3	20	108	
4	0620	WOOD UTL B	0	100	8	12		96.00	SF 6.00	100	1990	1990	3	20	115	
5	0940	OPEN SHED	0	100	4	7		28.00	SF 4.00	100	1990	1990	3	20	22	

TOTAL OB/XF											
21 BLACK GUM CT, CRAWFORDVILLE											
BLD DATE	10/01/2019	MMLC	LGL DATE	10/01/2019	MMLC						
XF DATE	10/01/2019	MMLC	LAND DATE	10/01/2019	MMLC						
INC DATE			AG DATE								

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W26 FOP=[YR=1993] N8 W43 S8 E43\$ FSP=[YR=1993] W10 BAS=[YR=1993] W33 N31 W16 S64 E4 S4 FSP=[YR=2006] S8 E33 N8 W33\$ E33 N4 E12 N33\$ S26 E10 N26\$ S26 E26 N26\$.											

LAND DESCRIPTION																								
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	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							