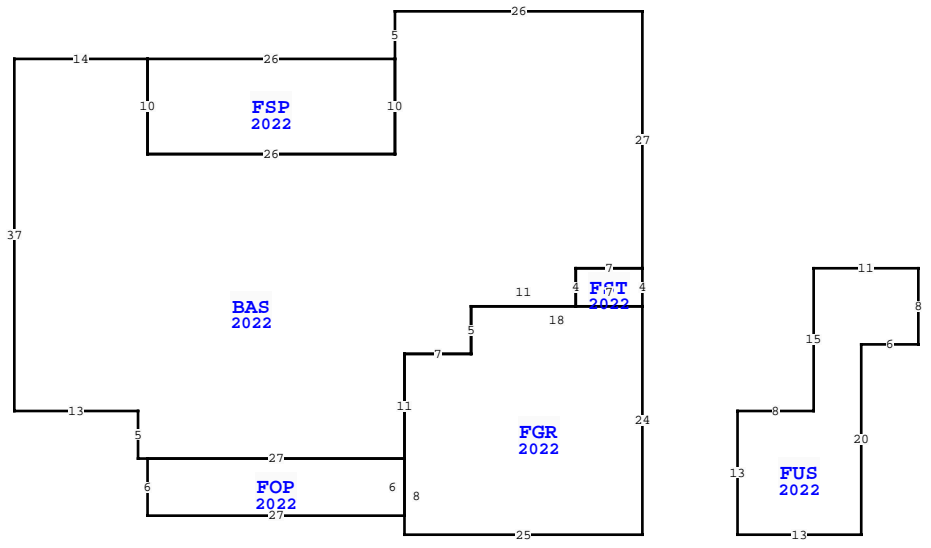


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	GALVALUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	14	CARPET 10
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	2.	2. 100
Units		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%	- 2023								
Heated Area: 2476 HX Base Yr 2023											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2022	2,184	230,270
FGR	565	50	2022	282	29,733
FOP	162	30	2022	49	5,167
FSP	260	55	2022	143	15,078
FST	28	55	2022	15	1,582
FUS	292	100	2022	292	30,787
TOTALS	3,491			2,965	312,614

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	0211	CONCRETE W	0	100	0	1,824.00	SF	6.00	6.00	100	2022	2022	3	97	10,616	
2	0211	CONCRETE W	0	100	0	240.00	SF	6.00	6.00	100	2022	2022	3	97	1,397	

EXTRA FEATURES											
45 OLIVIA CT, CRAWFORDVILLE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						10/01/2021		PB			

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				312,614	
TOTAL MARKET OB/XF VALUE				12,013	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				379,627	
SOH/AGL Deduction				15,160	
ASSESSED VALUE				364,467	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				314,467	
TOTAL JUST VALUE				379,627	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				380,089	
5 YR PRCL CK, N/C					
PORT FROM 10339-015 MARTIN					
FR PU SFD AND XFOBS					
FROM NEW SUB #417 FOX MEADOWS PB 6 22					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000911	SFD-CO	0	09/20/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0619	8/12/2022	CR	U	I	11	100
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: EASON DONALD VICTOR						
1278/0492	8/12/2021	WD	Q	I	01	485,300
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: EASON DONALD VICTOR						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022] W26 S5 FSP=[YR=2022] W26 S10 E26 N10\$ S10 W26 N10 W14 S37 E13 S5 E1 FOP=[YR=2022] S6 E27 N6 W27\$ E27 FGR=[YR=2022] S8 E25 PTR= E10 FUS=[YR=2022] N13 E8 N15 E11 S8 W6 S20 W13\$ W10\$ N24 FST=[YR=2022] N4 W7 S4 E7\$ W18 S5 W7 S11\$ N11 E7 N5 E11 N4 E7 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,013					
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		LDR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												