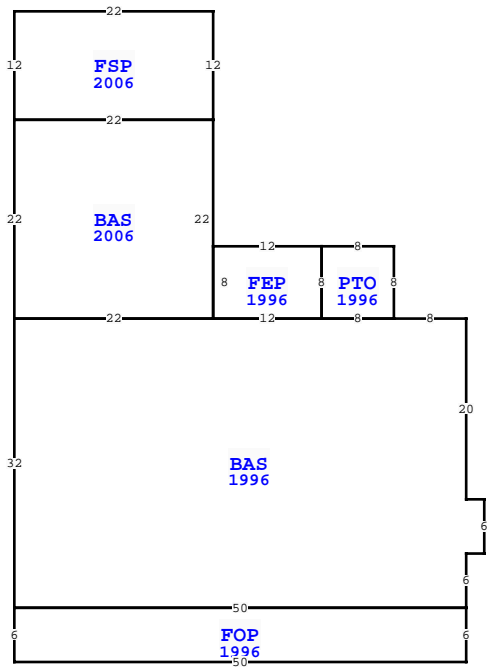


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	80	
Exterior Wall	21	STONE	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	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	247.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1996	1,612	173,293
BAS	484	100	2006	484	52,031
FEP	96	80	1996	77	8,277
FOP	300	30	1996	90	9,676
FSP	264	55	2006	145	15,588
PTO	64	5	1996	3	323
TOTALS	2,820			2,411	259,187

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,411	123.0000	116.85	281,725	1996	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 1997 Heated Area: 2173 HX Base Yr 1997											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,187	
TOTAL MARKET OB/XF VALUE		12,066	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		316,253	
SOH/AGL Deduction		168,238	
ASSESSED VALUE		148,015	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		98,015	
TOTAL JUST VALUE		316,253	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		219,395	
5 YR PRCL CK., CHG EYB FROM 1996 TO 2006, RE-ROOF,			
FR PRMT CK - PU XFOBS CC 5/12/2022			
INCR EYB 1996-1998 HVAC-CC 4-2022			
5 YR PRCL CK, PU XFOB LN 10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000119	SOLAR PANELSX27	0	04/12/2022
OB22-000204	HVAC-CC	0	04/08/2022
19000126	REROOF-CO	0	01/31/2019
21195	N/A	0	07/18/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0281/0087	7/24/1996	WD Q	V			16,000
GRANTOR: MORGAN MELVIN DOUGLAS						
GRANTEE:						
0254/0408	5/25/1995	WD U	V			67,500
GRANTOR:						
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	0210	CONCRETE D	0	100	114	10	1,140.00	SF	6.00	6.00	100	1996	1996	3	67	4,583	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	6.00	6.00	100	1998	1998	3	64	307	
4	0211	CONCRETE W	0	100	50	3	150.00	SF	6.00	6.00	100	1996	1996	3	67	603	
5	0940	OPEN SHED	0	100	8	16	128.00	SF	4.00	4.00	100	2000	2000	3	24	123	
6	0051	CARPOR UN	0	100	24	20	480.00	SF	3.00	3.00	100	2003	2003	3	74	1,066	
7	0210	CONCRETE D	0	100	34	16	544.00	SF	6.00	6.00	100	1996	1996	AV	67	2,187	
8	0940	OPEN SHED	0	100	12	8	96.00	SF	4.00	4.00	100	2016	2016	3	89	342	
9	0700	PORT BLDG	0	100	24	12	288.00	SF	6.00	6.00	100	2014	2014	3	90	1,555	
10	0213	CONCRETE P	0	100	15	10	150.00	SF	6.00	6.00	100	2018	2018	3	100	900	
11	0055	PORTABLE C	0	100	30	18	540.00	SF	0.00	0.00	100	2021	2021	3	93	0	

TOTAL OB/XF											
BLD DATE	12/11/2020	MMJT	LGL DATE								
XF DATE	12/11/2020	MMJT	LAND DATE	12/11/2020							
INC DATE			AG DATE								
159 MULBERRY CIR, CRAWFORDVILLE											
TOTAL OB/XF 11,666											

BUILDING NOTES											
BUILDING DIMENSIONS											

BAS=[YR=1996] W8 PTO=[YR=1996] N8 W8 S8 E8 \$ W8 FEP=[YR=1996] N8 W12 S8 E12\$ W12 BAS=[YR=2006] N22 FSP=[YR=2006] N12 W22 S12 E22\$ W22 S22 E22\$ W22 S32 FOP=[YR=1996] S6 E50 N6 W50\$ E50 N6 E2 N6 W2 N20\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RSU1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

HIGHLAND PLACE UNIT II
 LOT 15 BLOCK A
 OR 254 P 408 OR 281 P 87

MORGAN MELVIN DOUGLAS/MORGAN BRENDA JOYCE
 159 MULBERRY CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-073-248-10186-15A


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 259,187 TOTAL MARKET OB/XF VALUE 12,066 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 316,253 SOH/AGL Deduction 168,238 ASSESSED VALUE 148,015 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 98,015 TOTAL JUST VALUE 316,253 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 219,395																											
															XFOB LN 7-9, DEL XFOB LN 10 5 YR PRCL CH, PU CORR DIMENS XFOB LN 1, PU FLOOR, PU FNDN & FRME LN 3, PU XFOB LN 4-7, PU NEW TRAV, CHG EXW																											
															<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				PERMIT NUM	DESCRIPTION	AMT	ISSUED																				
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																							
															SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0281/0087</td> <td>7/24/1996</td> <td>WD</td> <td>Q</td> <td>V</td> <td> </td> <td>16,000</td> </tr> </tbody> </table> GRANTOR: MORGAN MELVIN DOUGLAS GRANTEE: 0254/0408 5/25/1995 WD U V 67,500 GRANTOR: GRANTEE:										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0281/0087	7/24/1996	WD	Q	V		16,000				
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																				
0281/0087	7/24/1996	WD	Q	V		16,000																																				
															<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>12/11/2020</th> <th>MMJT</th> <th>LGL DATE</th> <th>12/11/2020</th> <th>MMJT</th> </tr> <tr> <th>XF DATE</th> <th>12/11/2020</th> <th>MMJT</th> <th>LAND DATE</th> <th>12/11/2020</th> <th>MMJT</th> </tr> <tr> <th>INC DATE</th> <th> </th> <th> </th> <th>AG DATE</th> <th> </th> <th> </th> </tr> </thead> </table>										BLD DATE	12/11/2020	MMJT	LGL DATE	12/11/2020	MMJT	XF DATE	12/11/2020	MMJT	LAND DATE	12/11/2020	MMJT	INC DATE			AG DATE		
BLD DATE	12/11/2020	MMJT	LGL DATE	12/11/2020	MMJT																																					
XF DATE	12/11/2020	MMJT	LAND DATE	12/11/2020	MMJT																																					
INC DATE			AG DATE																																							
TOTALS																																										
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																										
12	0700	PORT BLDG	0 100	10	20	200.00	SF	0.00	0.00	100	2022	2022	3	98	0																											
13	1450	SOLAR PANE	0 100	0	0	27.00	UT	0.00	0.00	100	2022	2022	3	97	0																											
15	0074	WOOD FENCE	0 100	0	0	50.00	LF	8.00	8.00	100	2024	2023		100	400																											
															TOTAL OB/XF 400																											
LAND DESCRIPTION															TOTAL OB/XF 400																											
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																		
REVIEW DATE 03/18/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 04/08/2026 BY SYS																																										