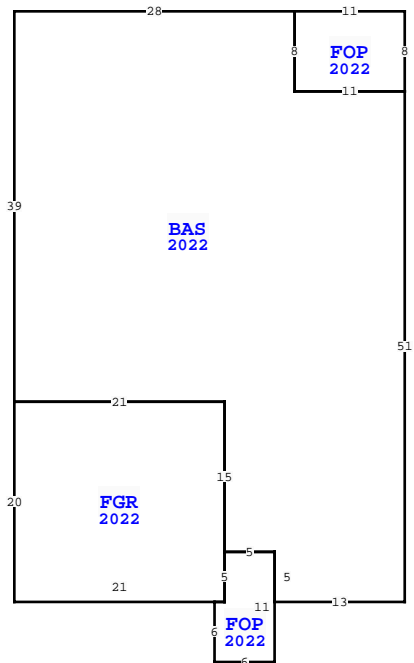




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	70
Interior Floo	14	CARPET	30
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
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	419.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,768	100	2022
FGR	420	50	2022
FOP	61	30	2022
FOP	88	30	2022
TOTALS	2,337		

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%	- 2024									
				Heated Area: 1768				HX Base Yr 2023				



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,310
TOTAL MARKET OB/XF VALUE			10,087
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			279,397
SOH/AGL Deduction			0
ASSESSED VALUE			279,397
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			229,397
TOTAL JUST VALUE			279,397
NCON VALUE			4,890
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,784

5 YR PRCL CK, PU XF0B
JS PRMT CH PU XFOM 0211 & 0210 X'S 2 PU NSFD
LOT 38 NEW SUB #419 S/O FROM 10187-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001325	SFD-CC	0	01/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0458	6/27/2022	WD Q	I	01		310,500
GRANTOR: D R HORTON INC						
GRANTEE: FORD ANTOINE LENARD						
1233/0802	10/15/2021	WD Q	V	05		1,609,200
GRANTOR: BCB FLP 1, LLC						
GRANTEE: D.R. HORTON, INC						

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 43 16	688.00	SF	6.00	6.00	100	2022	2022	3	97	4,004	
2	0210	CONCRETE D	0	100 17 11	187.00	SF	6.00	6.00	100	2022	2022	3	97	1,088	
3	0211	CONCRETE W	0	100 6 3	18.00	SF	6.00	6.00	100	2022	2022	3	97	105	
4	0955	PRIVACY FE	0	100 0 0	326.00	LF	15.00	15.00	100	2024	2023		100	4,890	

106 EAST PECAN ST, CRAWFORDVILLE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
10/25/2021 PB

BUILDING NOTES												
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BUILDING DIMENSIONS
FOP=[YR=2022] W11 S8 E11 BAS=[YR=2022] W11 N8 W28 S39 E21
S15 FGR=[YR=2022] N15 W21 S20 E21 N5\$ FOP=[YR=2022] S5 W1
S6 E6 N11 W5\$ E5 S5 E13 N51\$ N8\$.

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	1.00	55,000.00	55,000.00	55,000								