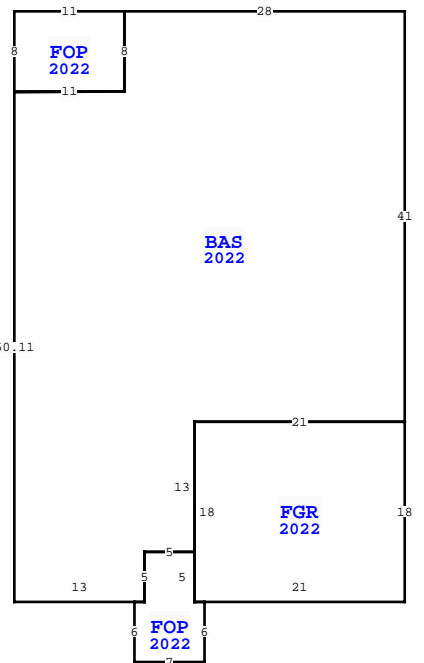




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 70
Interior Floor	14	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

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: 1810	HX Base Yr 2023



NEIGHBORHOOD/LOC	419.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	2022	1,810	191,841
FGR	378	50	2022	189	20,032
FOP	67	30	2022	20	2,120
FOP	88	30	2022	26	2,756
TOTALS	2,343			2,045	216,749

115 EAST PECAN ST, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/25/2021
INC DATE		AG DATE	PB

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	0	0	875.00	LF	6.00	6.00	100	2022	2022	3	97	5,093	
2	0211	CONCRETE W	0	100	6	3	18.00	SF	6.00	6.00	100	2022	2022	3	97	105	
3	0955	PRIVACY FE	0	100	0	0	230.00	LF	15.00	15.00	100	2024	2023		100	3,450	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,749
TOTAL MARKET OB/XF VALUE			8,648
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			280,397
SOH/AGL Deduction			0
ASSESSED VALUE			280,397
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			230,397
TOTAL JUST VALUE			280,397
NCON VALUE			3,450
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001198	SFD-CO	0	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0841	6/21/2022	WD	Q	I	01	310,500
GRANTOR: D.R. HORTON, INC.						
GRANTEE: MAKKI HISHAM FATHY						
1233/0802	10/15/2021	WD	Q	V	05	1,609,200
GRANTOR: BCB FLP 1, LLC.						
GRANTEE: D.R. HORTON, INC.						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022;ORIG=0,0] W28 S8 D0.1L11 S50.11 E13 N5 E5 N13 E21 N41 \$													
FGR=[YR=2022;ORIG=0,41] W21 S18 E21 N18 \$													
FOP=[YR=2022;ORIG=-20,59] W1 N5 W5 S5 W1 S6 E7 N6 \$													
FOP=[YR=2022;ORIG=-28,0] W11 S8 E11 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							