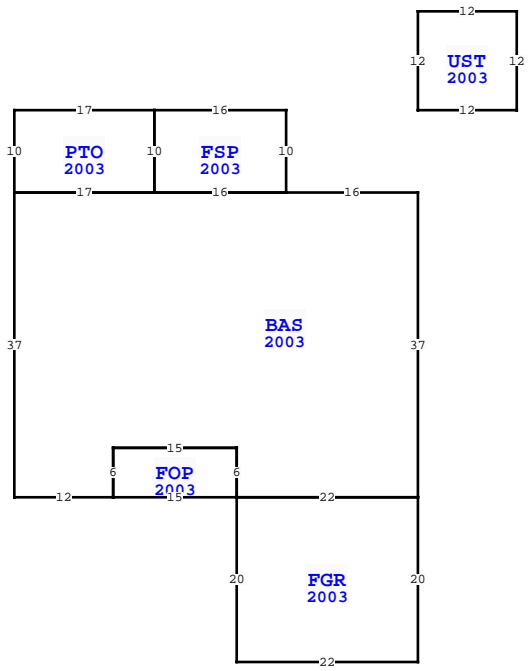




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	10	LAMINATED		50	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		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	2	MKT AREA		10	
NEIGHBORHOOD/LOC	272.00	1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	2003	1,723	160,971
FGR	440	50	2003	220	20,553
FOP	90	30	2003	27	2,523
FSP	160	55	2003	88	8,221
PTO	170	5	2003	8	748
UST	144	45	2003	65	6,072
TOTALS	2,727			2,131	199,088

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% - 2014									
Heated Area: 1723						HX Base Yr 2014					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,088
TOTAL MARKET OB/XF VALUE			2,439
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			251,527
SOH/AGL Deduction			88,658
ASSESSED VALUE			162,869
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			112,869
TOTAL JUST VALUE			251,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,725
INCR EYB 2003-2007 RE-ROOF-CC 2-2022			
5 YR PRCL CH, CHG DIM XFOB LN 3, CHG FLOR			
XFOB LN 5, DEL XFOB LN 6			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000058	RE-ROOF-CC	0	01/18/2022
29539	SFD	0	10/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/0163	5/09/2013	WD	U	I	39	159,900
GRANTOR: GUNN THOMAS A & HELEN						
GRANTEE: COLEMAN CARL W & RA						
0460/0011	10/15/2002	WD	Q	V		22,900
GRANTOR: BOYNTON						
GRANTEE: GUNN						

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	90	12			6.00	100	2003	2003	3	21	1,361	
2	0211	CONCRETE W	0	100	66	3			6.00	100	2003	2003	3	21	249	
3	0940	OPEN SHED	0	100	20	7			4.00	100	2006	2006	3	27	151	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	396	
5	0210	CONCRETE D	0	100	0	0			6.00	100	2003	2003	3	21	282	

BUILDING NOTES									
40 MAGPIE TRL, CRAWFORDVILLE									
BLD DATE		11/06/2020	MMAK		LGL DATE				
XF DATE		11/06/2020	MMAK		LAND DATE		11/06/2020	MMAK	
INC DATE					AG DATE				

BUILDING DIMENSIONS									
BAS=[YR=2003] W16 FSP=[YR=2003] N10 W16 S10 E16\$ W16									
PTO=[YR=2003] N10 W17 S10 E17\$W17 S37 E12 FOP=[YR=2003] E15									
N6 W15 S6\$ N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$ E22 N37\$									
PTR=N10 UST=[YR=2003] E12 N12 W12 S12\$ S10\$.									

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							