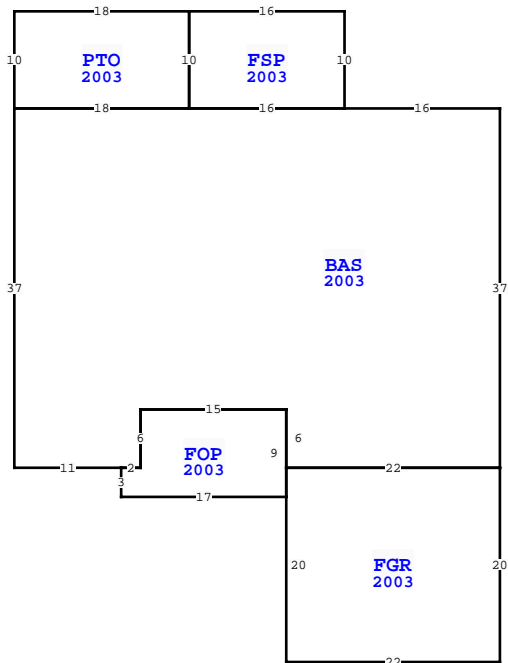




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	60		
Interior Floor	14	CARPET	40		
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	1,760	100	2003	1,760	164,328
FGR	440	50	2003	220	20,541
FOP	141	30	2003	42	3,922
FSP	160	55	2003	88	8,216
PTO	180	5	2003	9	840
TOTALS	2,681			2,119	197,846

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,119	117.0000	116.71	247,308	2003	2003	0	0	20.00	80.00
1 SINGLE FAM 100% - 2006 Heated Area: 1760 HX Base Yr 2006											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,846	
TOTAL MARKET OB/XF VALUE		2,629	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		250,475	
SOH/AGL Deduction		86,183	
ASSESSED VALUE		164,292	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		109,292	
TOTAL JUST VALUE		250,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,124	
5 YR PRCL CH, CHG EXW			
5 YR PRCL CH, CORR FLOOR			
ADD WX FOR 2012 DOD 1/14/10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000433	RE-ROOF/SHINGLES-		06/27/2024
17000868	MECH	0	06/23/2017
2012762	WINDOWS/DOORS	0	11/13/2012
30038	SFD	0	04/01/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
0595/0124	5/20/2005	WD Q	I 202,500
GRANTOR: HALL			
GRANTEE: THOMAS			
0567/0836	11/24/2004	WD Q	I 189,900
GRANTOR: FAISON			
GRANTEE: HALL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2003] W16 FSP=[YR=2003] N10 W16 S10 E16\$ W16 PTO=[YR=2003] N10 W18 S10 E18\$ W18 S37 E11 FOP=[YR=2003] S3 E17 N9 W15 S6 W2\$ E2 N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$ E22 N37\$.			

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	1,270.00	SF	6.00	6.00	100	2003	2003	3	21	1,600	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0955	PRIVACY FE	0	100	0	0	344.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	66	3	198.00	SF	6.00	6.00	100	2003	2003	3	21	249	

TOTAL OB/XF											
1 MAGPIE TRL, CRAWFORDVILLE											
BLD DATE	11/09/2020	MMAK	LGL DATE								
XF DATE	11/09/2020	MMAK	LAND DATE	11/09/2020 MMAK							
INC DATE			AG DATE								

LAND DESCRIPTION																								
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	50,000.00	50,000.00	50,000							