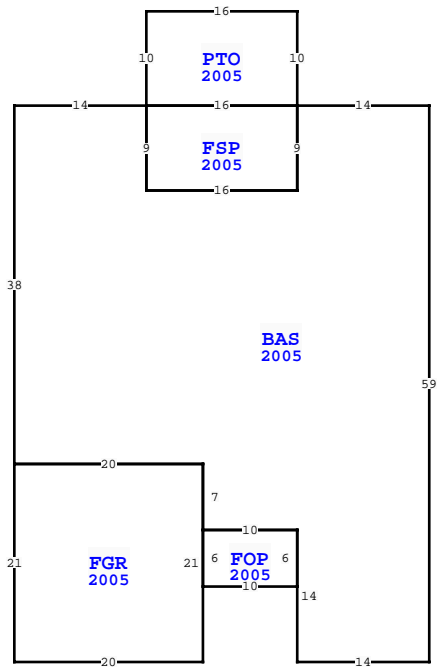




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
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	289.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,892	100	2005
FGR	420	50	2005
FOP	60	30	2005
FSP	144	55	2005
PTO	160	5	2005
TOTALS	2,676		

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%	- 2019		248,464	2005	2005	0	0	18.00	82.00
				Heated Area: 1892			HX Base Yr 2019				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			203,740
TOTAL MARKET OB/XF VALUE			3,697
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			247,437
SOH/AGL Deduction			34,714
ASSESSED VALUE			212,723
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			162,723
TOTAL JUST VALUE			247,437
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,896
5 YR PRCL CH, PU XFOB LN 5			
ADD HX FOR 2019- WEGANAST			
XFOB LN 1			
5 YR PRCL CH, CORR FLOOR, PU CORR DIMENS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000321	RE-ROOF/SHINGLES-		05/15/2024
2005738	SFD	0	05/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1090/0562	10/31/2018	WD	Q	I	01	215,000
GRANTOR: SIMEONOV JULIAN A &						
GRANTEE: WEGENAST TODD JOSEP						
0634/0239	12/15/2005	WD	Q	I		219,400
GRANTOR: WAKULLA BUILDERS, LLC						
GRANTEE: SIMEONOV JULIAN & A						

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	55	17	935.00	SF	6.00	6.00	100	2005	2005	3	24	1,346	
2	0211	CONCRETE W	0	100	18	3	54.00	SF	6.00	6.00	100	2005	2005	3	24	78	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
4	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2006	2006	3	66	422	
5	0955	PRIVACY FE	0	100	0	0	70.00	LF	15.00	15.00	100	2020	2020	3	97	1,019	

BLD DATE	05/11/2021	MMJS	LGL DATE	
XF DATE	05/11/2021	MMJS	LAND DATE	05/11/2021
INC DATE			AG DATE	

45 NUTHATCH TRL, CRAWFORDVILLE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W14 PTO=[YR=2005] N10 W16 S10 E16\$									
FSP=[YR=2005] W16 S9 E16 N9 \$ S9 W16 N9 W14 S38 FGR=[YR=2005] S21 E20 N21 W20\$ E20 S7 FOP=[YR=2005] S6 E10 N6 W10\$ E10 S14 E14 N59\$.									

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	40,000.00	40,000.00	40,000							