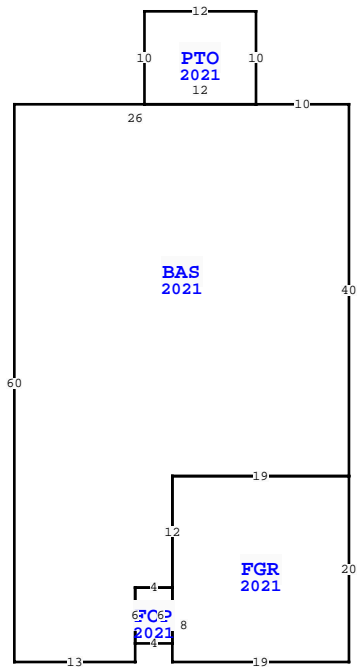


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 90				
11	CLAY TILE 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
67.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	2021	1,748	183,570
FGR	380	50	2021	190	19,953
FOP	24	30	2021	7	735
PTO	120	5	2021	6	630
TOTALS	2,272			1,951	204,888

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,951	112.8000	107.16	209,069	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 0% - 0 Heated Area: 1748 HX Base Yr													



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			204,888	
TOTAL MARKET OB/XF VALUE			4,128	
TOTAL LAND VALUE - MARKET			40,000	
TOTAL MARKET VALUE			249,016	
SOH/AGL Deduction			0	
ASSESSED VALUE			249,016	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			249,016	
TOTAL JUST VALUE			249,016	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			231,242	

COA RQST JULIE BEACHLER SEE SCANS
 PU SFD; XFOB PWR 3-26-21; CO 4/30/2021
 5YR PRCL CK- N/C BY MM
 ADDRESS ADDED PER PERMIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001044	SFD-CO	0	10/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/0325	5/07/2021	WD Q	Q	I	01	247,000

GRANTOR: SOUTHERN CONSTRUCTION
 GRANTEE: WAKULLA RIVER PLANT

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/0079	5/05/2021	WD Q	Q	V	01	247,000

GRANTOR: SOUTHERN CONSTRUCTION
 GRANTEE: WAKULLA RIVER PLANT

EXTRA FEATURES														45 TUSCANY TRCE, CRAWFORDVILLE			
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	0	30	16	480.00	SF	6.00	6.00	100	2021	2021	3	93	2,678	
2	0211	CONCRETE W	0	0	0	0	28.00	SF	6.00	6.00	100	2021	2021	3	93	156	
3	0955	PRIVACY FE	0	0	0	0	88.00	LF	15.00	15.00	100	2021	2021	3	98	1,294	

BLD DATE		05/17/2021	FRLH	LGL DATE	
XF DATE	05/17/2021	FRLH	LAND DATE	12/14/2009	JBHC
INC DATE			AG DATE		

BUILDING NOTES	
BAS=[YR=2021] W10 PTO=[YR=2021] N10 W12 S10 E12\$ W26 S60 E13 N2 FOP=[YR=2021] E4 N6 W4 S6\$ N6 E4 FGR=[YR=2021] S8 E19 N20 W19 S12\$ N12 E19 N40\$.	

LAND DESCRIPTION										TOTAL OB/XF										4,128				
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	0		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							