



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	10	ABOVE	AVG.	100	
Roof Structur	01	FLAT		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	05	DRYWALL		70	
Interior Wall	08	DECORATIVE		30	
Interior Floo	11	CLAY TILE		100	
Heating Type	09	ENG F AIR		100	
Air Condition	06	ENG CENTRL		100	
Fixtures				10 100	
Story Height				0 100	
RMS				0 100	
Stories	1.			1. 100	
Class	00	N/A		100	
Units				0 100	
Quality	06	SUPERIOR			
DOR CODE	1120	CONV & GAS			
MAP NUM	2	MKT AREA			10
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,992	100	2022	2,992	691,557
PTO	208	5	2022	10	2,312
TOTALS	3,200			3,002	693,868

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	CONV & GAS	0%	- 2024									Heated Area: 2992 HX Base Yr	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	693,868		
TOTAL MARKET OB/XF VALUE	604,401		
TOTAL LAND VALUE - MARKET	700,000		
TOTAL MARKET VALUE	1,998,269		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,998,269		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,998,269		
TOTAL JUST VALUE	1,998,269		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,907,165		
0211 X 5, 0250,0930,0080,0920,&1700			
JS PU COMMERCIAL BLDG & XFOBS 0210 X 4, SP21-18			
5 YR PRCL CH, PU XFOB LN 1 & 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001266	CIRCLE K-CO	0	05/26/2022
21001266	CIRCLE K	0	05/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0857	1/05/2023	WD Q	Q	I	01	3,176,500
GRANTOR: TW CRAWFORDVILLE-SONG						
GRANTEE: CHASTAIN CK CRAWFOR						
1227/0180	9/02/2021	WD Q	Q	V	01	800,000
GRANTOR: SONGBIRD OF WAKULLA C						
GRANTEE: TW CRAWFORDVILLE-SO						

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	1700	GAS ISLAND	0	0	0	0	7.00	UT	15,000.00	15,000.00	100	2022	2022	3	97	101,850	
2	1750	CANOPY, SE	0	0	190	24	4,560.00	SF	77.00	77.00	100	2022	2022	GD	97	340,586	
3	0210	CONCRETE D	0	0	24	29	696.00	SF	6.00	6.00	100	2022	2022	3	97	4,051	
4	0210	CONCRETE D	0	0	42	39	1,638.00	SF	6.00	6.00	100	2022	2022	3	97	9,533	
5	0210	CONCRETE D	0	0	270	18	4,860.00	SF	6.00	6.00	100	2022	2022	3	97	28,285	
6	0210	CONCRETE D	0	0	21	27	567.00	SF	6.00	6.00	100	2022	2022	3	97	3,300	
7	0211	CONCRETE W	0	0	175	5	875.00	SF	6.00	6.00	100	2022	2022	3	97	5,093	
8	0211	CONCRETE W	0	0	26	16	416.00	SF	6.00	6.00	100	2022	2022	3	97	2,421	
9	0211	CONCRETE W	0	0	126	12	1,512.00	SF	6.00	6.00	100	2022	2022	3	97	8,800	
10	0211	CONCRETE W	0	0	49	7	343.00	SF	6.00	6.00	100	2022	2022	3	97	1,996	

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	001120	C	CONV & GAS	0		C2	0.00	0.00	1.00	UT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 693,868 TOTAL MARKET OB/XF VALUE 604,401 TOTAL LAND VALUE - MARKET 700,000 TOTAL MARKET VALUE 1,998,269 SOH/AGL Deduction 0 ASSESSED VALUE 1,998,269 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,998,269 TOTAL JUST VALUE 1,998,269 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,907,165 OR 1235 P 542 PER UNITY OF TITLE OR 1235 P 539 & AFFADAVIT COMB 1.08 AC M/L FROM 10233-000 NEW SUBD CREATED FROM PARENT PRCL 10223-001									
DOR CODE		1120 CONV & GAS																PERMIT NUM				DESCRIPTION		AMT	ISSUED		
MAP NUM		2		MKT AREA		10																					
NEIGHBORHOOD/LOC		000		1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA							
																		OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
																		1296/0857	1/05/2023	WD Q	Q	I	01	3,176,500			
																		GRANTOR: TW CRAWFORDVILLE-SONG									
																		GRANTEE: CHASTAIN CK CRAWFOR									
																		1227/0180	9/02/2021	WD Q	Q	V	01	800,000			
																		GRANTOR: SONGBIRD OF WAKULLA C									
																		GRANTEE: TW CRAWFORDVILLE-SO									
TOTALS																		BLD DATE		LGL DATE		11/23/2021		PB			
EXTRA FEATURES																		XF DATE		LAND DATE							
INC DATE																		AG DATE									
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										
11	0211	CONCRETE W	0	0	56	6	336.00	SF	6.00	6.00	100	2022	2022	3	97	1,956											
12	0080	4' CHAINLI	0	0	0	0	64.00	LF	13.00	13.00	100	2022	2022	3	97	807											
13	0920	LIGHT POST	0	0	0	0	10.00	UT	2,500.00	2,500.00	100	2022	2022	3	97	24,250											
14	0250	ASPHALT AV	0	0	0	0	36,842.00	SF	2.00	2.00	100	2022	2022	3	97	71,473											
TOTAL OB/XF 98,486																											

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