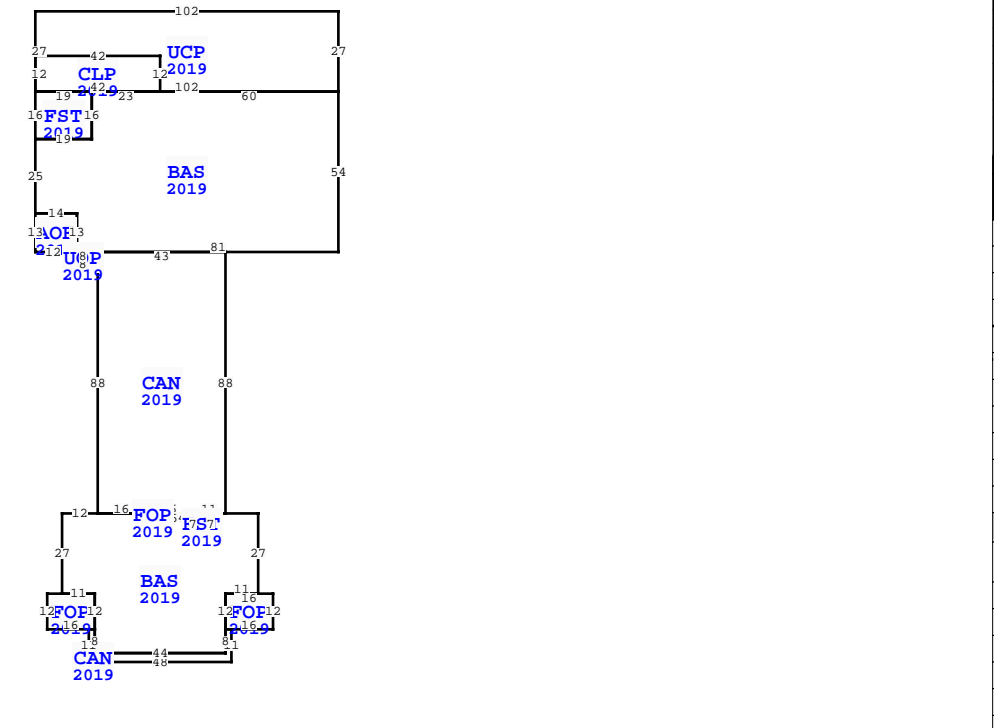






ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 80
Interior Floo	05	ASPH TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Story Height		0 100
RMS		7 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3 OFFICE	04	10,036	77.7140	116.57	1,169,897	2019	2019	0	0	4.00	96.00	



\*\* This building has 13 Sub-Areas  
 681 WAKULLA ARRAN RD, CRAWFORDVILLE

BLD DATE	01/13/2020	MMJS	LGL DATE	
XF DATE	01/13/2020	MMJS	LAND DATE	01/13/2020
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	1,695,051		
TOTAL MARKET OB/XF VALUE	367,453		
TOTAL LAND VALUE - MARKET	571,500		
TOTAL MARKET VALUE	2,634,004		
SOH/AGL Deduction	1,174,425		
ASSESSED VALUE	1,459,579		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,459,579		
TOTAL JUST VALUE	2,634,004		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,567,023		
CODE XFOB LN 3 & 5			
5 YR PRCL CH, PU FNDN, CORR HTTP & A/C, CORR			
PRMT 2007443,COMMERCIAL-TALQUIN ELEC-CO2/19/8			
PU COMM BLDG,XFOB,5 YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007743	ROOF-MTL	0	05/17/2007
2007619	PULMBING	0	04/27/2007
2007443	COMM BLDG- CO	0	03/30/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0554/0010	8/24/2004	WD	U	I		685,000
GRANTOR: THURMOND						
GRANTEE: TALQUIN						
0548/0293	7/20/2004	WD	U	V		100
GRANTOR: THURMOND						
GRANTEE: WAKULLA CO						

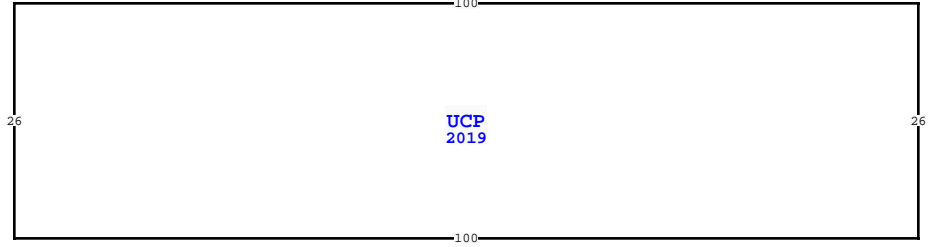
QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
03 AVERAGE	1700 OFFICE BUILDING	3 MKT AREA 10	000 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	182	100	2019	182	20,367
BAS	2,662	100	2019	2,662	297,897
BAS	5,022	100	2019	5,022	561,998
CAN	176	30	2019	53	5,931
CAN	3,784	30	2019	1,135	127,015
CLP	504	30	2019	151	16,898
FOP	5	30	2019	2	224
FOP	192	30	2019	58	6,491
FOP	192	30	2019	58	6,491
FST	42	45	2019	19	2,126
TOTALS	15,851			10,036	123,101

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
11	0211	CONCRETE W	0	0	31	5	SF	6.00	6.00	100	2019	2019	3	85	791	
12	0250	ASPHALT AV	0	0	0	0	SF	2.00	2.00	100	2019	2019	3	85	90,205	
13	0100	6" CHAINLI	0	0	0	0	LF	19.00	19.00	100	2019	2019	3	85	35,126	
14	0920	LIGHT POST	0	0	0	0	UT	2,500.00	2,500.00	100	2019	2019	3	85	31,875	
15	0210	CONCRETE D	0	0	0	0	SF	6.00	6.00	100	2019	2019	3	85	96,446	
16	0210	CONCRETE D	0	0	100	50	SF	6.00	6.00	100	2019	2019	3	85	25,500	
17	0211	CONCRETE W	0	0	33	5	SF	6.00	6.00	100	2019	2019	3	85	842	
18	0030	BARN,POLE	0	0	100	36	SF	9.00	9.00	100	2022	2022	3	97	31,428	

BUILDING NOTES												
UCP=[YR=2019] W102 S27 E102 BAS=[YR=2019] W60 CLP=[YR=2019] N12 W42 S12 E42\$ W23 FST=[YR=2019] W19 S16 E19 N16\$ S16 W19 S25 AOF=[YR=2019] S13 E12 UOP=[YR=2019] S4 E8 N4 W8\$ E2 N13 W14\$ E14 S13 E7 CAN=[YR=2019] S88 BAS=[YR=2019] W12 S27 FOP=[YR=2019] W5 S12 E16 N12 W11\$ E11 S12 CAN=[YR=2019] W2 S11 E48 N11 W2 S8 W44 N8\$ S8 E44 N8 FOP=[YR=2019] E16 N12 W16 S12\$ N12 E11 N27 W54\$ E16 FOP=[YR=2019] S1 E5 N1 W5\$ E16 FST=[YR=2019] S7 E6 N7 W6\$ E11 N88 W43\$ E81 N54\$ N27\$.												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
312,213																									

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Story Height		0	100		
RMS		0	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	1700 OFFICE BUILDING				
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	2,600	20	2019	520	12,200
TOTALS	2,600			520	12,200

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4	WAREHOUSE	0%	- 0		12,449	2019	2021	0	0	2.00	98.00		
Heated Area: 0 HX Base Yr													
													
				BLD DATE	01/13/2020	MMJS	LGL DATE						
				XF DATE	01/13/2020	MMJS	LAND DATE	01/13/2020	MMJS				
				INC DATE									

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				1,695,051	
TOTAL MARKET OB/XF VALUE				367,453	
TOTAL LAND VALUE - MARKET				571,500	
TOTAL MARKET VALUE				2,634,004	
SOH/AGL Deduction				1,174,425	
ASSESSED VALUE				1,459,579	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,459,579	
TOTAL JUST VALUE				2,634,004	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				2,567,023	
PRMT 20071099, FIRE ALARM SYS					
PRMT 20071058-A/C					
PRMT 2007619, PLUMBING					
PRMT 2007789, FOUNDATION FOR TOWER					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0554/0010	8/24/2004	WD	U	I		685,000
GRANTOR: THURMOND						
GRANTEE: TALQUIN						
0548/0293	7/20/2004	WD	U	V		100
GRANTOR: THURMOND						
GRANTEE: WAKULLA CO						

EXTRA FEATURES														681 WAKULLA ARRAN RD, 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

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=2019] W100 S26 E100 N26S.									

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