

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	WOOD FRAME 100				
02	HARDIE BRD 80				
20	FACE BRICK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms 4 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
252.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2000	2,016	169,591
FGR	420	50	2000	210	17,666
FOP	147	30	2000	44	3,701
FSP	160	55	2021	88	7,403
TOTALS	2,743			2,358	198,361

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,358	115.0000	109.25	257,612	2000	2000	0	0	23.00	77.00
1 SINGLE FAM 100% - 2018 Heated Area: 2016 HX Base Yr 2018											
12 BRIDLE GATE CT, CRAWFORDVILLE											
BLD DATE	10/22/2021		JSJS	LGL DATE							
XF DATE	10/22/2021		JSJS	LAND DATE	04/22/2022		EB				
INC DATE				AG DATE							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				198,361		
TOTAL MARKET OB/XF VALUE				10,525		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				248,886		
SOH/AGL Deduction				46,694		
ASSESSED VALUE				202,192		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				152,192		
TOTAL JUST VALUE				248,886		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				246,561		
VERIFIED FW; CORRECTED FSP FROM 2000 TO 2021						
PATIO TO SCREENED PORCH						
5 YR PRCL CH, PU XFOB LNB						
ADD HX FOR 2018						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000024	REROOF	0	01/18/2019			
18000610	BACKFLOW DEVICE	0	06/04/2018			
026910	POOL	0	08/23/2000			
026153	SFD	0	02/02/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1030/0588	4/04/2017	CR	U	I	11	100
GRANTOR: MANCUSO CARLO D						
GRANTEE: WILLETTE PHILLIP N						
1030/0541	3/31/2017	WD	Q	I	01	197,000
GRANTOR: MANCUSO CARLO D						
GRANTEE: WILLETTE PHILLIP N						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000] W41 FSP=[YR=2021] E16 N10 W16 S10\$ W5 N9 W15 S24 W2 S6 E2 S15 E14 N3 E4 S3 E22 N15 E21 FGR=[YR=2000] W21 S20 FOP=[YR=2000] N5 W22 N3 W4 S3 W1 S5 E27\$ E21 N20\$ N21\$.						

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	0955	PRIVACY FE	0 100	0	0	324.00	LF	15.00	15.00	100	2000	2000	3	0	0	
2	0210	CONCRETE D	0 100	59	16	944.00	SF	6.00	6.00	100	2000	2000	3	20	1,133	
3	0230	POOL, CONCR	0 100	34	13	442.00	SF	65.00	65.00	100	2000	2000	3	20	5,746	
4	0211	CONCRETE W	0 100	30	4	120.00	SF	6.00	6.00	100	2000	2000	3	20	144	
5	0209	CONCRETE P	0 100	0	0	566.00	SF	8.00	8.00	100	2000	2000	3	20	906	
6	0620	WOOD UTL B	0 100	20	12	240.00	SF	6.00	6.00	100	2012	2012	3	52	749	
7	0140	FIRE PLACE	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	2000	2000	3	57	1,083	
8	0955	PRIVACY FE	0 100	0	0	52.00	LF	15.00	15.00	100	2021	2021	3	98	764	
TOTAL OB/XF 10,525																

LAND DESCRIPTION															TOTAL OB/XF 10,525									
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							