

FAIRWIND SUB LOT 8
 OR 358 P 171 OR 447 P 863
 OR 559 P 309 OR 963 P 287

DEAN REBECCA COLEEN
 PO BOX 652
 CRAWFORDVILLE, FL 32326

2024

00-00-075-262-10242-B08

| ELEMENT | | CD | BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|------------------|------------------|-------------|--------------------------|--------------|----------------------|-----|
| Foundation | 02 | | CONCR | SLAB | 100 | |
| Frame | 02 | | WOOD | FRAME | 100 | |
| Exterior Wall | 30 | | VINYL | 100 | | |
| Roof Structur | 03 | | GABLE/HIP | 100 | | |
| Roof Cover | 03 | | COMP | SHNGL | 100 | |
| Interior Wall | 05 | | DRYWALL | 100 | | |
| Interior Floo | 08 | | SHT | VINYL | 50 | |
| Interior Floo | 14 | | CARPET | 50 | | |
| 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 | 08 | | FAIR | | | |
| DOR CODE | 0100 | | SINGLE | FAMILY | | |
| MAP NUM | 2 | | MKT AREA | | 10 | |
| NEIGHBORHOOD/LOC | 262.00 | | 1.05/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | |
| BAS | 1,150 | 100 | 2002 | 1,150 | 95,116 | |
| FOP | 276 | 30 | 2002 | 83 | 6,865 | |
| FSP | 192 | 55 | 2019 | 106 | 8,767 | |
| TOTALS | 1,618 | | | 1,339 | 110,748 | |

| 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% | - 2016 | | | | | | | | |
| Heated Area: 1150 | | | | | | HX Base Yr 2016 | | | | | |
| | | | | | | | | | | | |
| BLD DATE | 08/07/2020 | FRAK | LGL DATE | 08/07/2020 | FRAK | | | | | | |
| XF DATE | 08/07/2020 | FRAK | LAND DATE | 08/07/2020 | FRAK | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 110,748 |
| TOTAL MARKET OB/XF VALUE | | | 2,357 |
| TOTAL LAND VALUE - MARKET | | | 25,000 |
| TOTAL MARKET VALUE | | | 138,105 |
| SOH/AGL Deduction | | | 32,692 |
| ASSESSED VALUE | | | 105,413 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 55,413 |
| TOTAL JUST VALUE | | | 138,105 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 139,738 |
| 2024 HX CARD RETURN NO COA | | | |
| INCR EYB 2002-2006 PRMT OB21-000368 | | | |
| 5 YR PRCL CH, PU XFOB LN 6 & NEW TRAV | | | |
| SOH PORTED TO TAYLOR FOR EDMUNDS FOR 16 ROLL | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 21000368 | RE-ROOF-CO | 0 | 07/08/2021 |
| 20000550 | CARPORT-CO | 0 | 06/26/2020 |
| 19000275 | MECH | 0 | 05/16/2019 |
| 29181 | UTL | 0 | 06/13/2002 |
| 028489 | SFD | 0 | 12/21/2001 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0963/0287 | 2/25/2015 | WD | Q | I | 01 | 102,000 |
| GRANTOR: EDMUNDS DANA & KELLY | | | | | | |
| GRANTEE: DEAN REBECCA COLEEN | | | | | | |
| 0559/0309 | 9/24/2004 | WD | Q | I | | 122,900 |
| GRANTOR: BRIGGS | | | | | | |
| GRANTEE: EDMUNDS | | | | | | |

| 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 | 20 | 20 | | | 400.00 | SF | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 480 |
| 2 | 0620 | WOOD UTL B | 0 | 100 | 12 | 16 | | | 192.00 | SF | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 230 |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | | 96.00 | LF | 15.00 | 100 | 2002 | 2002 | 3 | 0 | 0 |
| 4 | 0211 | CONCRETE W | 0 | 100 | 24 | 3 | | | 72.00 | SF | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 86 |
| 5 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | | 145.00 | LF | 15.00 | 100 | 2006 | 2006 | 3 | 30 | 653 |
| 6 | 0055 | PORTABLE C | 0 | 100 | 17 | 20 | | | 340.00 | SF | 3.00 | 100 | 2020 | 2020 | 3 | 89 | 908 |
| TOTALS | | | | | | | | | | | | | | | 2,357 | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |