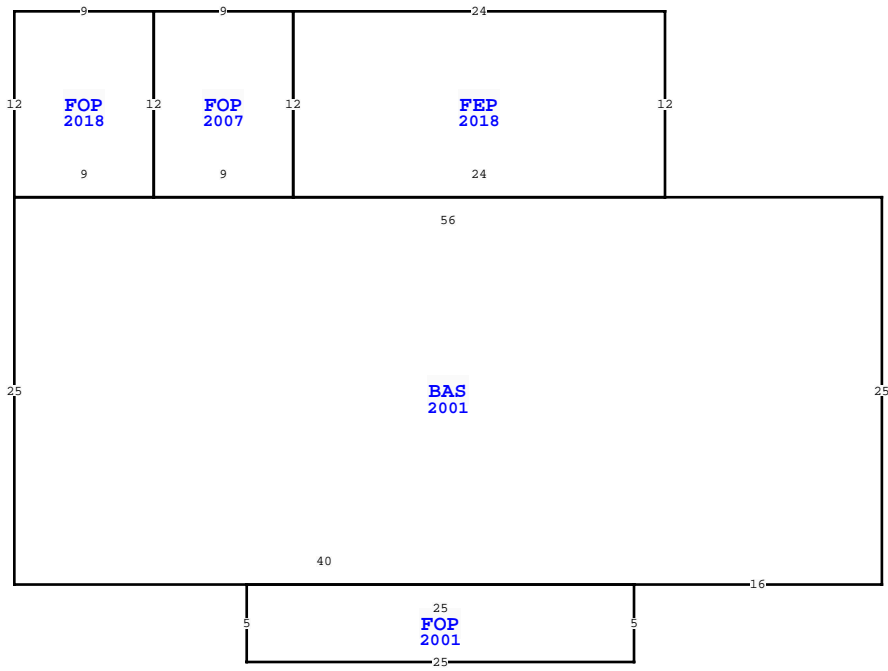


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	20	FACE	BRICK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT	VINYL	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		4	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	1,400	100	2001	1,400	110,070
FEP	288	80	2018	230	18,083
FOP	125	30	2001	38	2,987
FOP	108	30	2007	32	2,516
FOP	108	30	2018	32	2,516
TOTALS	2,029			1,732	136,172

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,732	96.1200	95.88	166,064	2001	2005	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2008 Heated Area: 1630 HX Base Yr 2008													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		136,172	
TOTAL MARKET OB/XF VALUE		8,086	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		169,258	
SOH/AGL Deduction		25,554	
ASSESSED VALUE		143,704	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		93,704	
TOTAL JUST VALUE		169,258	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,100	
INCR EYB 2001-2005 RE-ROOF CC 9-2022			
XFOB 0940, PU 0935,0935, 0060			
CHG FLOORING, CHG CODE DIMS XFOB LNS 7&8, DEL			
5 YR PRCL CH, PU FOP & CONVERSION IN NEW TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000564	RE-ROOF-CC	0	09/08/2022
2012654	MECH	0	10/01/2012
20071672	SCREEN RM	0	11/21/2007
028405	GARG	0	11/26/2001
028014	SFD	0	07/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/0614	10/12/2007	WD	Q	I		145,000
GRANTOR: PAYNE FRANK H						
GRANTEE: SHIVERS WESLEY D. &						
0426/0671	11/28/2001	WD	Q	I		103,900
GRANTOR: CREATIVE CONSTRUCTION						
GRANTEE: PAYNE FRANK H						

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	0080	4' CHAINLI	0	100	0	0	391.00	LF	13.00	13.00	100	2001	2001	3	20	1,017	
2	0700	PORT BLDG	0	100	8	10	88.00	SF	8.00	8.00	100	2001	2001	3	58	408	
3	0040	CARPORT FI	0	100	21	20	420.00	SF	12.00	12.00	100	2002	2002	3	59	2,974	
4	0211	CONCRETE W	0	100	10	3	30.00	SF	6.00	6.00	100	2001	2001	3	20	36	
5	0700	PORT BLDG	0	100	24	12	288.00	SF	8.00	8.00	100	2007	2007	3	68	1,567	
6	0940	OPEN SHED	0	100	12	11	132.00	SF	4.00	4.00	100	2004	2004	3	23	121	
7	0935	OPEN SHED	0	100	24	11	264.00	SF	6.00	6.00	100	2009	2009	3	39	618	
8	0935	OPEN SHED	0	100	22	13	286.00	SF	6.00	6.00	100	2009	2009	3	39	669	
9	0940	OPEN SHED	0	100	12	10	120.00	SF	4.00	4.00	100	2009	2009	3	39	187	
10	0625	PORT WD UT	0	100	12	10	120.00	SF	6.00	6.00	100	2004	2004	3	23	166	

TOTAL OB/XF													
7,763													
BLD DATE	01/15/2020	MMJS	LGL DATE										
XF DATE	01/15/2020	MMJS	LAND DATE	01/15/2020 MMJS									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2001] W56 FOP=[YR=2018] E9 N12 FOP=[YR=2007] S12 E9 N12 FEP=[YR=2018] S12 E24 N12 W24\$ W9\$ W9 S12\$ S25 E40 FOP=[YR=2001] W25 S5 E25 N5 \$ E16 N25\$.													

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	DPTH 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										

FAIRWINDS SUBD
 LOT 19
 OR 358 P 171 OR 731 P 614

SHIVERS WESLEY D/SHIVERS VANESSA T
 44 WINDY COURT
 CRAWFORDVILLE, FL 32327

2024

00-00-075-262-10242-B19


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 136,172 TOTAL MARKET OB/XF VALUE 8,086 TOTAL LAND VALUE - MARKET 25,000 TOTAL MARKET VALUE 169,258 SOH/AGL Deduction 25,554 ASSESSED VALUE 143,704 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 93,704 TOTAL JUST VALUE 169,258 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 170,100														
															XFOB LN 1, PU XFOB LN 6-11, DEL XFOB LN 12-13 CORR FLOOR, CORR DIMENS XFOB LN 3, CORR LF 5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU CHG XFOB LN 3, DEL XFOB LN 5, PU XFOB 6-8														
															PERMIT NUM DESCRIPTION AMT ISSUED 														
															SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 0731/0614 10/12/2007 WD Q I 145,000 GRANTOR: PAYNE FRANK H GRANTEE: SHIVERS WESLEY D. & 0426/0671 11/28/2001 WD Q I 103,900 GRANTOR: CREATIVE CONSTRUCTION GRANTEE: PAYNE FRANK H														
															BUILDING NOTES 														
															BUILDING DIMENSIONS 														
TOTALS															BLD DATE 01/15/2020 MMJS LGL DATE XF DATE 01/15/2020 MMJS LAND DATE 01/15/2020 MMJS INC DATE AG DATE														
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	0940	OPEN SHED	0 100	12	5	60.00	SF	4.00	4.00	100	2018	2018	3	80	192														
12	0060	DECK WOOD	0 100	5	6	30.00	SF	5.00	5.00	100	2016	2016	3	87	131														
															LAND DESCRIPTION TOTAL OB/XF 323														
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					
REVIEW DATE 01/15/2020 BY MMJS Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 04/01/2026 BY SYS																													