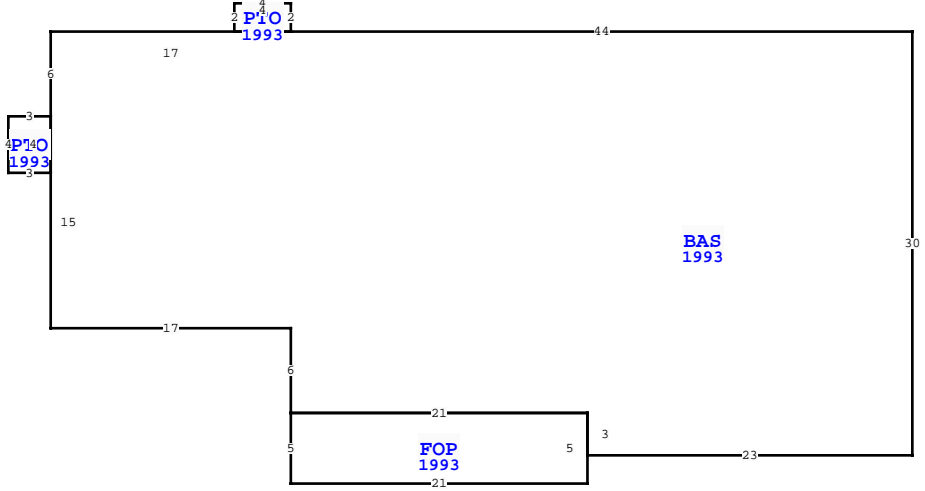


ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		70	
Interior Floo	11	CLAY TILE		30	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Fireplace	01	FIREPLACE		100	
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,614	100	1993	1,614	176,463
FOP	105	30	1993	32	3,499
PTO	8	5	1993	0	0
PTO	12	5	1993	1	109
TOTALS	1,739			1,647	180,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,647	125.1000	118.84	195,729	1970	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2024 Heated Area: 1614 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		192,911	
TOTAL MARKET OB/XF VALUE		43,460	
TOTAL LAND VALUE - MARKET		82,000	
TOTAL MARKET VALUE		318,371	
SOH/AGL Deduction		2,827	
ASSESSED VALUE		315,544	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		265,544	
TOTAL JUST VALUE		318,371	
NCON VALUE		12,840	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,729	
5 YR PRCL CK, CHG EYB ON HOME & XFOBS			
S/O 1.72 AC TO NEW PRCL 10256-002			
OR 1324 P 268 AFFDVT APPRVL LAND DIVISION			
FR 5 YR CK, DEMO XFOBS.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000964	Single Family Dwe		10/04/2023
2014558	RE-ROOF	0	07/07/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0465	10/11/2023	WD Q	Q	I	01	370,000
GRANTOR: PITMAN BRIAN E & PAGE						
GRANTEE: NICHOLS RONALD & TO						
0333/0694	9/09/1998	WD U	I			100
GRANTOR: PITMAN, BETTYE E						
GRANTEE: PITMAN, BETTY E, BR						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0940	OPEN SHED	0 100	8 18	144.00
2	0170	GARAGE UNF	0 100	18 18	324.00
3	0940	OPEN SHED	0 100	8 18	144.00
4	0940	OPEN SHED	0 100	34 8	272.00
6	0220	POOL VINYL	0 100	36 18	648.00
7	0955	PRIVACY FE	0 100	0 0	176.00
8	0209	CONCRETE P	0 100	0 0	1,470.00
9	0700	PORT BLDG	0 100	0 0	1.00

TOTAL OB/XF											
BLD DATE	10/16/2015	MMSR	LGL DATE	10/16/2015	FRSR						
XF DATE	10/16/2015	MMSR	LAND DATE	10/16/2015	FRSR						
INC DATE			AG DATE								
296 TRICE LN, CRAWFORDVILLE											

BUILDING NOTES											
BAS=[YR=1993] W44 PTO=[YR=1993] N2 W4 S2 E4\$ W17 S6											
PTO=[YR=1993] W3 S4 E3 N4 \$ S15 E17 S6 FOP=[YR=1993] S5 E21											
N5 W21\$ E21 S3 E23 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	3.28	AC	

BUILDING DIMENSIONS											
BAS=[YR=1993] W44 PTO=[YR=1993] N2 W4 S2 E4\$ W17 S6											
PTO=[YR=1993] W3 S4 E3 N4 \$ S15 E17 S6 FOP=[YR=1993] S5 E21											
N5 W21\$ E21 S3 E23 N30\$.											

