

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	11	CLAY TILE	10		
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		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	181.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	1996	1,466	152,844
FGR	484	50	1996	242	25,231
FOP	30	30	1996	9	938
FSP	312	55	2000	172	17,932
PTO	116	5	2010	6	625
TOTALS	2,408			1,895	197,570

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% - 2020									
Heated Area: 1466						HX Base Yr 2020					

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		197,570				
TOTAL MARKET OB/XF VALUE		5,789				
TOTAL LAND VALUE - MARKET		40,000				
TOTAL MARKET VALUE		243,359				
SOH/AGL Deduction		54,683				
ASSESSED VALUE		188,676				
TOTAL EXEMPTION VALUE		55,000		HX HB WX		
BASE TAXABLE VALUE		133,676				
TOTAL JUST VALUE		243,359				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		206,536				
5 YR PRCL CK, PU CONC WALK,CHG EYB FROM 1996 TO 2						
0213						
5 YR PRCL CH DEL XFOB 0620,0211,0055 PU XFOB						
2020 HX & WX APPLIED - SMITH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2012477	RE-ROOF	0	07/19/2012			
2011564	MECH	0	08/15/2011			
20876	N/A	0	04/24/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/0207	12/02/2019	LD	U	I	14	100
GRANTOR: SMITH EULENE CECELIA						
GRANTEE: VERITY BLAIR & ET A						
1117/0896	7/15/2019	WD	Q	I	01	179,900
GRANTOR: MCLAUGHLIN JAMES J JR						
GRANTEE: SMITH EULENE CECELI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1996;ORIG=0,0] W45 S44 E18 N6 E5 N16 E22 N22 \$						
FGR=[YR=1996;ORIG=0,22] W22 S22 E22 N22 \$						
FSP=[YR=2000;ORIG=-10,0] N12 W26 S12 E26 \$						
PTO=[YR=2010;ORIG=0,0] N9 U3L3 W7 S12 E10 \$						
FOP=[YR=1996;ORIG=-22,44] N6 W5 S6 E5 \$						

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	14	65	910.00	SF	6.00	6.00	100	1996	1996	3	20	1,092	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
3	0080	4' CHAINLI	0	100	0	0	340.00	LF	13.00	13.00	100	1998	1998	3	20	884	
4	0940	OPEN SHED	0	100	11	8	88.00	SF	4.00	4.00	100	1997	1997	3	20	70	
5	0625	PORT WD UT	0	100	12	8	96.00	SF	0.00	0.00	100	1997	1997	3	20	0	
6	0213	CONCRETE P	0	100	32	14	448.00	SF	6.00	6.00	100	2020	2020	3	100	2,688	
10	0211	CONCRETE W	0	100	0	0	40.00	SF	6.00	6.00	100	2024	1996	3	20	48	

TOTAL OB/XF												5,789					
18 HUMMINGBIRD LN, CRAWFORDVILLE																	
BLD DATE		03/03/2021		MMJS		LGL DATE		03/03/2021		MMJS		AG DATE					
XF DATE		03/03/2021		MMJS		LAND DATE		03/03/2021		MMJS		AG DATE					
INC DATE																	

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	40,000.00	40,000.00	40,000							

TOTAL OB/XF												5,789					
18 HUMMINGBIRD LN, CRAWFORDVILLE																	