

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	90
Exterior Wall	19	COMMON BRK	10
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	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,214	100	2001
FOP	80	30	2001
PTO	80	5	2001
TOTALS	1,374		

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%	- 2002								
Heated Area: 1214						HX Base Yr 2002					
BLD DATE	01/13/2020	MMFR	LGL DATE	02/15/2012	JBBH						
XF DATE	01/13/2020	MMFR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,051
TOTAL MARKET OB/XF VALUE			2,148
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			143,199
SOH/AGL Deduction			52,043
ASSESSED VALUE			91,156
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			41,156
TOTAL JUST VALUE			143,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,262
5 YR PRCL CH N/C-MM			
XFOB LN 6			
CORR DIMENS XFOB LN 1, PU XFOB LN 2-5, DEL			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
027445	SFD	0	03/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0185	5/02/2024	QC	U	I	11	100
GRANTOR: MCKENZIE VICKI FRANKL						
GRANTEE: JENKINS VICKI LYNN						
0390/0827	10/05/2000	WD	U	V		7,000
GRANTOR: OLD ARRAN TRACE PROPE						
GRANTEE: MCKENZIE FRANKLIN						

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	102	12			6.00	100	2001	2001	3	20	1,469	
2	0211	CONCRETE W	0	100	18	3	SF	6.00	6.00	100	2001	2001	3	20	65	
3	0211	CONCRETE W	0	100	8	4	SF	6.00	6.00	100	2001	2001	3	20	38	
4	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2001	2001	3	0	0	
5	0700	PORT BLDG	0	100	10	10	SF	8.00	8.00	100	2009	2009	3	72	576	
TOTALS															2,148	

BUILDING NOTES														
480 WAKULLA ARRAN RD, CRAWFORDVILLE														

BUILDING DIMENSIONS														
BAS=[YR=2001] W26 PTO=[YR=2001] E10 N8 W10 S8\$ W18 S31 E14 N5 FOP=[YR=2001] S5 E16 N5 W16\$ E30 N26\$.														

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	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							