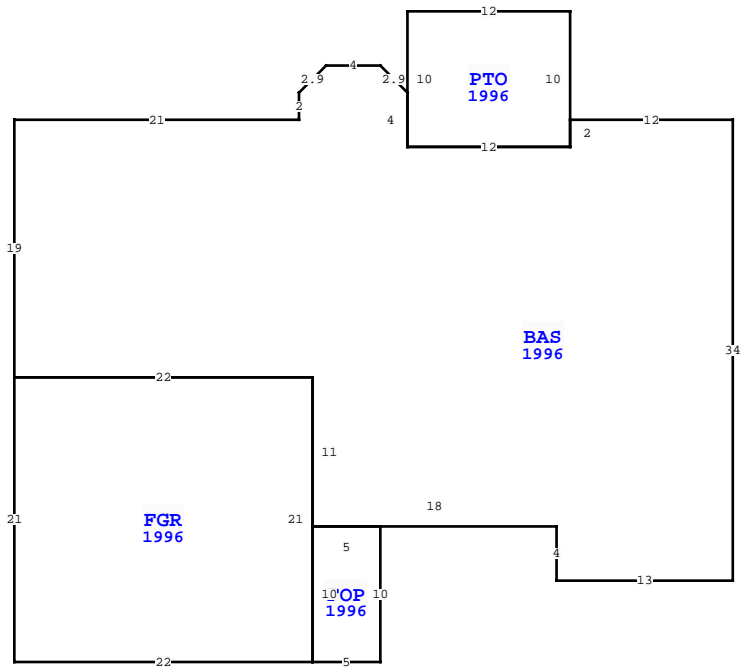




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 80
Exterior Wall	20	FACE	BRICK 20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT	VINYL 20
Heating Type	04	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	183.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	1996
FGR	462	50	1996
FOP	50	30	1996
PTO	120	5	1996
TOTALS	2,036		

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%	- 1998									
					Heated Area: 1404							
						HX Base Yr 1998						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			140,276
TOTAL MARKET OB/XF VALUE			3,360
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			183,636
SOH/AGL Deduction			62,764
ASSESSED VALUE			120,872
TOTAL EXEMPTION VALUE	WX HX HB	55,000	
BASE TAXABLE VALUE			65,872
TOTAL JUST VALUE			183,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,550
DC OR 1324 P 862 GUY WATSON			
INCR EYB 1996-2000 ROOF OB22-3 CC 1/26/2022			
LN 4			
5 YR PRCL CH, CHG UT XFOB LN 1, CHG CODE XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000003	RE-ROOF-CC	0	01/06/2022
21115	N/A	0	06/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0831	5/02/2024	WD Q	Q	I	01	239,000
GRANTOR: WATSON JUDY DARLENE						
GRANTEE: ROZAR TERRY J						
0295/0239	3/19/1997	WD Q	Q	I		106,700
GRANTOR: WATSON GUY RICHARD &						
GRANTEE:						

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	55			6.00	100	1996	1996	3	20	1,320	
2	0211	CONCRETE W	0	100	8	4			6.00	100	1996	1996	3	20	38	
3	0090	CHAINLINK	0	100	0	0			12.00	100	1999	1999	3	20	965	
4	0625	PORT WD UT	0	100	30	14			6.00	100	2004	2004	3	23	580	
5	0055	PORTABLE C	0	100	32	14			3.00	100	2008	2008	3	34	457	
													TOTAL OB/XF	3,360		

BUILDING NOTES												
107 SHADOW OAK CIR, CRAWFORDVILLE												
BLD DATE 12/04/2019 FRAK LGL DATE 02/15/2012 JBBH												
XF DATE 12/04/2019 FRAK LAND DATE												
INC DATE AG DATE												

BUILDING DIMENSIONS												
BAS=[YR=1996] W12 S2 W12 PTO=[YR=1996] E12 N10 W12 S10\$ N4												
U2 L2 W4 L2 D2 S2 W21 S19 E22 FGR=[YR=1996] W22 S21 E22												
FOP=[YR=1996] E5 N10 W5 S10\$ N21\$ S11 E18 S4 E13 N34\$.												

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								