



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
02	CONCR SLAB 100	02	WOOD FRAME 100
05	HARDIE BRD 80	05	DRYWALL 100
19	COMMON BRK 20	08	SHT VINYL 70
03	GABLE/HIP 100	09	PINE WOOD 30
03	COMP SHNGL 100	04	AIR DUCTED 100
03	CENTRAL 100	03	CENTRAL 100
03	AVERAGE	03	AVERAGE
0100	SINGLE FAMILY	0100	SINGLE FAMILY
5	MKT AREA	10	
183.00	1.00/		
BAS	1,442	100	1998
FGR	420	50	1998
FOP	126	30	1998
FSP	216	55	2007
TOTALS	2,204		

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%	- 2019	108.49	196,258	1997	1997	0	0	26.00	74.00
Heated Area: 1442 HX Base Yr 2019											
BLD DATE	08/07/2020	FRAK	LGL DATE	02/15/2012	JBBH						
XF DATE	08/07/2020	FRAK	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		145,231	
TOTAL MARKET OB/XF VALUE		6,020	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		191,251	
SOH/AGL Deduction		27,866	
ASSESSED VALUE		163,385	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		113,385	
TOTAL JUST VALUE		191,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,506	
5 YR PRCL CH, PU XF0B LN 6			
5 YR PRCL CH, PU XF0B LN 6			
ADD HX FOR 2019-MARSHALL			
HUTCHINSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000226	CARPORT	0	04/16/2020
16000152	RE-ROOF-CO	0	02/19/2016
2012621	PLUMBING	0	09/19/2012
21652	N/A	0	12/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
1068/0314	4/03/2018	WD Q	Q	I	01	160,000
GRANTOR: JACKSON LAWRENCE						
GRANTEE: MARSHALL TIMOTHY LE						
0749/0067	3/07/2008	WD Q	Q	I		174,900
GRANTOR: THOMAS GARY & GLENN						
GRANTEE: JACKSON LAWRENCE						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	1998	1998	3	55	1,045	
2	0210	CONCRETE D	0	100	59	16	SF	6.00	6.00	100	1998	1998	3	20	1,133	
3	0211	CONCRETE W	0	100	25	3	SF	6.00	6.00	100	1998	1998	3	20	90	
4	0211	CONCRETE W	0	100	10	3	SF	6.00	6.00	100	2007	2007	3	30	54	
5	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2007	2007	3	30	1,108	
6	0625	PORT WD UT	0	100	12	24	SF	6.00	6.00	100	2019	2019	3	85	1,469	
7	0055	PORTABLE C	0	100	12	35	SF	3.00	3.00	100	2020	2020	3	89	1,121	
TOTALS															6,020	

BUILDING NOTES														
50 SHADOW OAK CIR, CRAWFORDVILLE														

BUILDING DIMENSIONS														
BAS=[YR=1998] W35 FSP=[YR=2007] E18 N12 W18 S12\$ W21 S28 E35 FOP=[YR=1998] W21 S6 E21 N6\$ N6 E21 FGR=[YR=1998] W21 S20 E21 N20\$ N22\$.														

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							