

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		10		
183.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1998	1,304	101,388
DCK	192	10	2013	19	1,477
FGR	168	50	1998	84	6,531
FOP	100	30	1998	30	2,332
PTO	100	5	1998	5	389
TOTALS	1,864			1,442	112,118

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% - 2021									
Heated Area: 1304						HX Base Yr 2021					

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	112,118		
TOTAL MARKET OB/XF VALUE	937		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	153,055		
SOH/AGL Deduction	18,497		
ASSESSED VALUE	134,558		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	84,558		
TOTAL JUST VALUE	153,055		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,750		
ADD HX FOR 2021-CRUM			
5 YR PRCL CH, CHG CODE XFOB LN 4			
LN 2-4, DEL XFOB LN 5			
CORR TRAV, PU CORR DIMENS XFOB LN 1, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000446	REROOF-CO	0	04/10/2019
15000336	MECH	0	04/20/2015
22154	N/A	0	04/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/0694	5/16/2019	WD	Q	I	01	124,500
GRANTOR: CARNLEY CANDICE C						
GRANTEE: CRUM CHRISTOPHER K						
0710/0064	5/23/2007	OR	Q	I	01	121,600
GRANTOR: CARNLEY CANDICE C & R						
GRANTEE: CARNLEY CANDICE C						

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	52	10	520.00	SF	6.00	6.00	100	1997	1997	3	20	624	
2	0211	CONCRETE W	0	100	25	3	75.00	SF	6.00	6.00	100	1997	1997	3	20	90	
3	0955	PRIVACY FE	0	100	0	0	120.00	LF	15.00	15.00	100	2004	2004	3	10	180	
4	0211	CONCRETE W	0	100	6	6	36.00	SF	6.00	6.00	100	1997	1997	3	20	43	
TOTALS															937		

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							