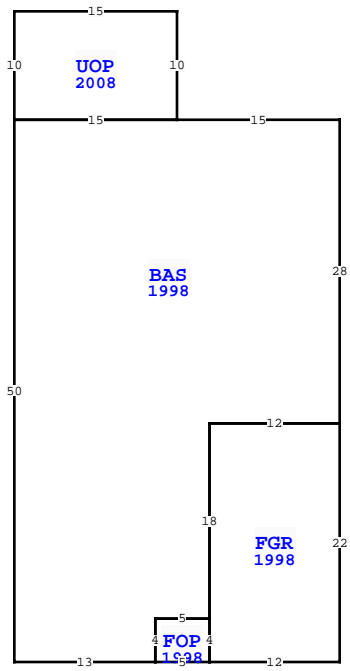


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	10	LAMINATED 80			
Interior Floor	14	CARPET 20			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1998	1,216	115,419
FGR	264	50	1998	132	12,529
FOP	20	30	1998	6	569
UOP	150	20	2008	30	2,847
TOTALS	1,650			1,384	131,364

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%	- 2024								
				Heated Area: 1216			HX Base Yr 2024				



61 SHADOW OAK CIR, CRAWFORDVILLE

BLD DATE	12/10/2019	FRAK	LGL DATE	
XF DATE	12/10/2019	FRAK	LAND DATE	01/15/2009
INC DATE			AG DATE	JBBH

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	131,364			
TOTAL MARKET OB/XF VALUE	6,113			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	177,477			
SOH/AGL Deduction	48,877			
ASSESSED VALUE	128,600			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	78,600			
TOTAL JUST VALUE	177,477			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	173,138			

2022 HX APP			
ADD SALE CHANG CODE,TBURKE CHGD QUAL CODE X			
XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000520	RE-ROOF-CO	0	11/04/2020
22151	N/A	0	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0664	4/04/2023	WD Q	Q	I	01	252,000
GRANTOR: HOWELL JESSICA						
GRANTEE: NOLEN JAMES & KERRY						
1192/0874	2/02/2021	WD Q	Q	I	01	183,500
GRANTOR: LAS HOLDINGS LLC						
GRANTEE: HOWELL JESSICA						

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	12	50	600.00	SF	6.00	6.00	100	1997	1997	3	67	2,412	
2	0080	4' CHAINLI	0 100	0	0	380.00	LF	13.00	13.00	100	1998	1998	3	67	3,310	
3	0211	CONCRETE W	0 100	6	6	36.00	SF	6.00	6.00	100	1997	1997	3	67	145	
4	0955	PRIVACY FE	0 100	0	0	41.00	LF	15.00	15.00	100	2007	2007	3	40	246	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W15 UOP=[YR=2008] N10 W15 S10 E15\$ W15 S50 E13 FOP=[YR=1998] E5 N4 W5 S4\$ N4 E5 FGR=[YR=1998] S4 E12 N22 W12 S18\$ N18 E12 N28\$.									

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							