



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	90		
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	293.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	84,454
FUS	560	100	2005	560	53,743
PTO	200	5	2005	10	960
TOTALS	1,640			1,450	139,156

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	TWNHSE	0%	- 0		165,662	2005	2010	0	0	16.00	84.00	Heated Area: 1440 HX Base Yr																
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p>PTO 2005</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>FUS 2005</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>BAS 2005</p> </div> </div>																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>04/24/2017</td> <td>MMSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/24/2017</td> <td>MMSR</td> <td>LAND DATE</td> <td>04/24/2017 MMSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	04/24/2017	MMSR	LGL DATE		XF DATE	04/24/2017	MMSR	LAND DATE	04/24/2017 MMSR	INC DATE			AG DATE	
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INC DATE			AG DATE																									
18 B GUINEVERE LN, CRAWFORDVILLE																												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,156	
TOTAL MARKET OB/XF VALUE		920	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		155,076	
SOH/AGL Deduction		68,295	
ASSESSED VALUE		86,781	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,781	
TOTAL JUST VALUE		155,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,987	
5 YR PRCL CK, CHG EYB 2005 TO 2015, XFOBS			
FR 5 YR CK, PU XFOB.			
5 YR PRCL CH, N/C			
BLDG USE CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000248	RE-ROOF-CC	0	05/18/2023
2005140	TWNHSE	0	02/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/0158	11/09/2012	FJ U	I	I	18	15,000
GRANTOR: WILKENS LAURA						
GRANTEE: WILKENS CHRISTOPHER						
0893/0831	11/09/2012	FJ U	I	I	18	56,000
GRANTOR: WILKENS LAURA						
GRANTEE: WILKENS CHRISTOPHER						

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	0211	CONCRETE W	0	0 24	4			6.00	100	2005	2005	3	67	386	
2	0955	PRIVACY FE	0	0 0	0	LF	15.00	15.00	100	2005	2005	3	83	249	
3	0955	PRIVACY FE	0	0 0	0	LF	15.00	15.00	100	2018	2018	3	95	285	
TOTAL OB/XF														920	

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2005] W20 S10 E20 BAS=[YR=2005] W20 S44 E20 N44\$													
PTR= E10 FUS=[YR=2005] S28 E20 N28 W20\$ W10\$ N10\$.													

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	0			20.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							