

CAMELOT PHASE III LOT 31  
 OR 527 P 361 OR 544 P 238  
 OR 669 P 454 OR 720 P 263

O'BRIEN CRYSTAL  
 30 EXCALIBUR DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-314-10250-E31

| BUILDING CHARACTERISTICS |                  |                |
|--------------------------|------------------|----------------|
| ELEMENT                  | CD               | CONSTRUCTION   |
| Foundation               | 02               | CONCR SLAB 100 |
| Frame                    | 02               | WOOD FRAME 100 |
| Exterior Wall            | 30               | VINYL 80       |
| Exterior Wall            | 19               | COMMON BRK 20  |
| 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                  | 1.               | 1. 100         |
| Units                    |                  | 0 100          |
| Quality                  | 03               | AVERAGE        |
| DOR CODE                 | 0100             | SINGLE FAMILY  |
| MAP NUM                  | 3                | MKT AREA 01    |
| NEIGHBORHOOD/LOC         | 314.00           | 1.00/          |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    |
| BAS                      | 1,184            | 100            |
| FGR                      | 273              | 50             |
| FOP                      | 15               | 30             |
| PTO                      | 162              | 5              |
| TOTALS                   | 1,634            |                |

| MARKET ADJUSTMENTS  |            |           |             |                |                |           |            |      |      |      |        |  |  |  |
|---|------------|-----------|-------------|----------------|----------------|-----------|------------|------|------|------|--------|--|--|--|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB        | ECON | FNCT | NORM | % COND |  |  |  |
| 0115  | 01         | 1,332     | 119.1000    | 107.19         | 142,777        | 2022      | 2022       | 0    | 0    | 1.00 | 99.00  |  |  |  |
| 1 HALF-PLEX 100% - 2023 Heated Area: 1184 HX Base Yr 2023 |            |           |             |                |                |           |            |      |      |      |        |  |  |  |
|   |            |           |             |                |                |           |            |      |      |      |        |  |  |  |
| BLD DATE  | 01/06/2023 |           |             |                | JSAK           | LGL DATE  |            |      |      |      |        |  |  |  |
| XF DATE   |            |           |             |                |                | LAND DATE | 04/26/2017 |      |      |      |        |  |  |  |
| INC DATE  |            |           |             |                |                | AG DATE   | MMSR       |      |      |      |        |  |  |  |

| WAKULLA COUNTY PROPERTY                    |             |     |             |
|--|-------------|-----|-------------|
| VALUATION SUMMARY                          |             |     | PAGE 1 of 1 |
| VALUATION BY                               |             |     | STANDARD    |
| Tax Group: 3                               | Tax Dist:   |     |             |
| BUILDING MARKET VALUE                      |             |     | 141,349     |
| TOTAL MARKET OB/XF VALUE                   |             |     | 3,776       |
| TOTAL LAND VALUE - MARKET                  |             |     | 20,000      |
| TOTAL MARKET VALUE                         |             |     | 165,125     |
| SOH/AGL Deduction                          |             |     | 23,917      |
| ASSESSED VALUE                             |             |     | 141,208     |
| TOTAL EXEMPTION VALUE                      | HX HB WX    |     | 55,000      |
| BASE TAXABLE VALUE                         |             |     | 86,208      |
| TOTAL JUST VALUE                           |             |     | 165,125     |
| NCON VALUE                                 |             |     | 0           |
| INCOME VALUE                               |             |     |             |
| PREVIOUS YEAR MKT VALUE                    |             |     | 165,425     |
| 5 YR PRCL CK, N/C                          |             |     |             |
| PORT FROM LEON - OBRIEN                    |             |     |             |
| CORRECT SUBAREA YR TO 2022 NEW CONST ISSUE |             |     |             |
| 5YR PRCL CK NC                             |             |     |             |
| PERMIT NUM                                 | DESCRIPTION | AMT | ISSUED      |
| PR22-000005                                | SFD-CO      | 0   | 01/26/2022  |

| SALES DATA                 |            |           |       |       |        |            |
|----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number          | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1288/0539                  | 10/20/2022 | WD        | Q     | I     | 01     | 205,000    |
| GRANTOR: DEVORO HOMES, LLC |            |           |       |       |        |            |
| GRANTEE: O'BRIEN CRYSTAL   |            |           |       |       |        |            |
| 1238/0844                  | 11/10/2021 | WD        | Q     | V     | 01     | 8,000      |
| GRANTOR: RMDC, INC         |            |           |       |       |        |            |
| GRANTEE: DEVORO HOMES, LLC |            |           |       |       |        |            |

| 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 33 12 | 396.00 | SF | 6.00  | 6.00           | 100       | 2022    | 2022        | 3 | 97     | 2,305           |       |
| 2              | 0211       | CONCRETE W  | 0       | 100 6 3   | 18.00  | SF | 6.00  | 6.00           | 100       | 2022    | 2022        | 3 | 97     | 105             |       |
| 3              | 0955       | PRIVACY FE  | 0       | 100 0 0   | 92.00  | LF | 15.00 | 15.00          | 100       | 2022    | 2022        | 3 | 99     | 1,366           |       |

| BUILDING NOTES                 |  |  |  |
|--------------------------------|--|--|--|
| 30 EXCALIBUR DR, CRAWFORDVILLE |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |
|---|--|--|--|
| PTO=[YR=2022] W18 S9 E18 BAS=[YR=2022] W18 N9 W10 S58 E12 N6 E3 FOP=[YR=2022] W3 S5 E3 N5\$ N14 E13 FGR=[YR=2022] W13 S21 E13 N21\$ N29\$ N9\$. |  |  |  |

| 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 |     | HDR      | 35.00 | 107.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 20,000.00   | 20,000.00      | 20,000     |                             |      |         |      |     |    |        |