

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 Floo	10	LAMINATED 60
Interior Floo	14	CARPET 40
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

MARKET ADJUSTMENTS																																																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																												
0100	01	1,316	109.2000	129.68	170,659	2015	2015	0	0	8.00	92.00																																												
1 SINGLE FAM 100% - 2023 Heated Area: 1275 HX Base Yr 2023																																																							
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>350</td> <td>100</td> <td>2015</td> <td>350</td> <td>41,757</td> </tr> <tr> <td>BAS</td> <td>450</td> <td>100</td> <td>2015</td> <td>450</td> <td>53,688</td> </tr> <tr> <td>FOP</td> <td>115</td> <td>30</td> <td>2015</td> <td>34</td> <td>4,056</td> </tr> <tr> <td>OWH</td> <td>475</td> <td>100</td> <td>2015</td> <td>475</td> <td>56,670</td> </tr> <tr> <td>PTO</td> <td>140</td> <td>5</td> <td>2015</td> <td>7</td> <td>835</td> </tr> <tr> <td>TOTALS</td> <td>1,530</td> <td></td> <td></td> <td>1,316</td> <td>157,006</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	350	100	2015	350	41,757	BAS	450	100	2015	450	53,688	FOP	115	30	2015	34	4,056	OWH	475	100	2015	475	56,670	PTO	140	5	2015	7	835	TOTALS	1,530			1,316	157,006
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			157,006
TOTAL MARKET OB/XF VALUE			6,631
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			175,637
SOH/AGL Deduction			44,519
ASSESSED VALUE			131,118
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			81,118
TOTAL JUST VALUE			175,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,299
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG			
5 YR PRCL CH, PU XFOB 0955			
5 YR PRCL CH, CORR HTTP			
ADD HX FOR 2016			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000428	SFD-CO	0	05/21/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0610	6/03/2022	WD	U	I	30	200,000
GRANTOR: KOSIN JOSHUA L & NANC						
GRANTEE: KOSIN SHERRY KAE						
0984/0668	11/04/2015	WD	Q	I	01	119,900
GRANTOR: JASON WESSINGER CONST						
GRANTEE: KOSIN JOSHUA L						

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	34	20			6.00	100	2015	2015	3	67	2,734	
2	0211	CONCRETE W	0	100	32	4			6.00	100	2015	2015	3	67	515	
3	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2015	2015	3	83	934	
4	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2019	2019	3	96	2,448	

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			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

TOTAL OB/XF																							
														6,631									
22 HOMAN POINT AVE, CRAWFORDVILLE																							
BLD DATE		04/12/2021		MMJS		LGL DATE				04/12/2021		MMJS											
XF DATE		04/12/2021		MMJS		LAND DATE				04/12/2021		MMJS											
INC DATE						AG DATE																	

BUILDING NOTES													
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2015] W14 S25 FOP=[YR=2015] W23 S5 E23 N5\$</p> <p>OWH=[YR=2015] N25 PTO=[YR=2015] E2 N10 W14 S10 E12\$ W19 S25</p> <p>BAS=[YR=2015] N25 W18 S25 E18\$ E19\$ E14 N25\$.</p>													