

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	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	14.00	1.25/			
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

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% - 2023										
Heated Area: 1275			HX Base Yr 2023									
22 HOMAN POINT AVE, CRAWFORDVILLE				BLD DATE	04/12/2021	MMJS	LGL DATE					
				XF DATE	04/12/2021	MMJS	LAND DATE	04/12/2021	MMJS			
				INC DATE								

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VALUATION SUMMARY					
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	

BUILDING NOTES			

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

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	DPHT 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								