

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 60				
14	CARPET 40				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
14.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100	2016	350	42,211
BAS	450	100	2016	450	54,271
FOP	115	30	2016	34	4,100
OWH	475	100	2016	475	57,286
PTO	140	5	2016	7	844
PTO	120	5	2021	6	724
PTO	150	5	2021	8	964
TOTALS	1,800			1,330	160,401

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,330	109.2000	129.68	172,474	2016	2016	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1275 HX Base Yr 2017													
26 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						AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,401	
TOTAL MARKET OB/XF VALUE		4,116	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		176,517	
SOH/AGL Deduction		72,883	
ASSESSED VALUE		103,634	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		53,634	
TOTAL JUST VALUE		176,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,154	
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVERAGE.			
2022 QNR RTND TO BE REVIEWED BY ROBBIE			
2022 HX CARD RETURNED NDA UT F H2 NOTICE			
5 YR PRCL CH, PU NEW PTOs			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000117	SFD-CO	0	02/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0428	7/31/2024	WD	Q	I	01	253,000
GRANTOR: ROLLINS SAMUEL O						
GRANTEE: OZUNA LARRY						
1276/0159	7/29/2022	QC	U	I	30	100
GRANTOR: ROLLINS SHERWANNA						
GRANTEE: ROLLINS SAMUEL O						

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	0955	PRIVACY FE	0	100	0	75.00	LF	15.00	15.00	100	2014	2014	3	79	889	
2	0210	CONCRETE D	0	100	33	660.00	SF	6.00	6.00	100	2016	2016	3	72	2,851	
3	0211	CONCRETE W	0	100	29	87.00	SF	6.00	6.00	100	2016	2016	3	72	376	
TOTALS														4,116		

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2021] W12 S10 PTO=[YR=2016] N10 W14 S10													
PTO=[YR=2021] N10 W15 S10 E15\$ E14\$ E12 BAS=[YR=2016] W14													
S25 FOP=[YR=2016] W23 S5 E23 N5\$ OWH=[YR=2016] N25 W19 S25													
BAS=[YR=2016] N25 W18 S25 E18\$ E19\$ E14 N25\$ 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	100			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							