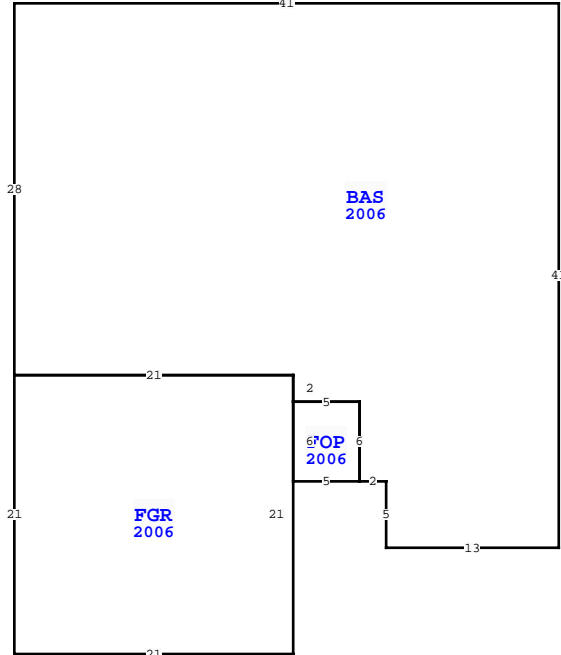




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	70		
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.1	1.100			
Fireplace	01	FIREPLACE	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	1,343	100	2006	1,343	158,052
FGR	441	50	2006	220	25,891
FOP	30	30	2006	9	1,059
TOTALS	1,814			1,572	185,002

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,572	119.4000	141.79	222,894	2006	2006	0	0	0	17.00	83.00
1 SINGLE FAM 0% - 0 Heated Area: 1343 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,002
TOTAL MARKET OB/XF VALUE			3,014
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			200,016
SOH/AGL Deduction			43,161
ASSESSED VALUE			156,855
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			156,855
TOTAL JUST VALUE			200,016
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			143,377
5 YR PRCL CK DEMO XFOB, CHG QUAL FROM FAIR TO AVG			
5 YR PRCL CK, N/C			
FLOOR, PU XFOB LN 4			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006215	SFD- CO LOT 10,12	0	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0845/0705	12/15/2010	WD	U	I	12	103,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SHERBURN PETER N						
0845/0703	12/13/2010	QC	U	I	11	100
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: FEDERAL HOME LOAN M						

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
2	0210	CONCRETE D	0	0	39 16			624.00	100	2006	2006	3	27	1,011	
3	0211	CONCRETE W	0	0	23 4	SF		92.00	100	2006	2006	3	27	149	
4	0955	PRIVACY FE	0	0	0 0	LF		206.00	100	2010	2010	3	60	1,854	
TOTALS													3,014		

BLD DATE		10/30/2019	MMLC	LGL DATE	10/30/2019	MMLC
XF DATE	10/30/2019	MMLC	LAND DATE	10/30/2019	MMLC	
INC DATE			AG DATE			

BUILDING NOTES	
48 HOMAN POINT AVE, CRAWFORDVILLE	
BUILDING DIMENSIONS	
BAS=[YR=2006] W41 S28 FGR=[YR=2006] S21 E21 N21 W21\$ E21 S2	
FOP=[YR=2006] S6 E5 N6 W5\$ E5 S6 E2 S5 E13 N41\$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000								