

GREINERS ADDITION BLK 20
 LOTS 14,15 & 16 DB 31 P 405
 OR 50 P 277 OR 104 P

NICHOLS MATTHEW AUSTIN/NICHOLS NICOLE
 21 HOMAN POINT AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10515-040

| 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 Floor | 12 | HARDWOOD | 70 | | |
| Interior Floor | 14 | CARPET | 30 | | |
| Heating Type | 13 | HEAT PUMP | 100 | | |
| Air Condition | 13 | HEAT PUMP | 100 | | |
| Bedrooms | | | | 3 | 100 |
| Bathrooms | | | | 2 | 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 | 1,505 | 100 | 2013 | 1,505 | 178,700 |
| FGR | 420 | 50 | 2013 | 210 | 24,935 |
| FOP | 66 | 30 | 2013 | 20 | 2,375 |
| FSP | 144 | 55 | 2017 | 79 | 9,380 |
| TOTALS | 2,135 | | | 1,814 | 215,389 |

| 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% | - 2024 | | | | | | | | |
| Heated Area: 1505 | | | | | | HX Base Yr 2024 | | | | | |
| | | | | | | | | | | | |
| BLD DATE | 09/26/2019 | | MMJT | LGL DATE | 09/26/2019 | | MMJT | | | | |
| XF DATE | 06/17/2013 | | FRSR | LAND DATE | | | | | | | |
| INC DATE | | | | AG DATE | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|---|-------------|-----------|------------|--------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | Tax Dist: | | | | |
| BUILDING MARKET VALUE | | | | 215,389 | | |
| TOTAL MARKET OB/XF VALUE | | | | 3,691 | | |
| TOTAL LAND VALUE - MARKET | | | | 12,000 | | |
| TOTAL MARKET VALUE | | | | 231,080 | | |
| SOH/AGL Deduction | | | | 0 | | |
| ASSESSED VALUE | | | | 231,080 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 50,000 | | |
| BASE TAXABLE VALUE | | | | 181,080 | | |
| TOTAL JUST VALUE | | | | 231,080 | | |
| NCON VALUE | | | | 480 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 166,268 | | |
| ADS INSP 7/25/24 PU XFOB | | | | | | |
| 2022 HX APP | | | | | | |
| 5 YR PRCL CK, CHG FLOR, NEW TRAV. | | | | | | |
| ADD HX FOR 2015 | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 201393 | SFD-CO | 0 | 02/13/2013 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1330/0473 | 9/22/2023 | WD Q | Q | I | 01 | 273,000 |
| GRANTOR: COLLINS ALEXIS L & HO | | | | | | |
| GRANTEE: NICHOLS MATTHEW AUS | | | | | | |
| 1097/0293 | 1/04/2019 | WD Q | Q | I | 01 | 169,000 |
| GRANTOR: PEARSON SHERITHA L | | | | | | |
| GRANTEE: COLLINS ALEXIS L | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS=[YR=2013] W7 N5 W13 FSP=[YR=2017] W16 S9 E16 N9\$ S9 W16 N9 W12 S45 E14 N6 E9 FOP=[YR=2013] S2 E9 N8 W8 S6 W1\$ E1 N6 E8 FGR=[YR=2013] S13 E20 N21 W20 S8\$ N8 E16 N20\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | 21 HOMAN POINT AVE, CRAWFORDVILLE | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------------------------|-------|
| 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 | 40 | 16 | | | 640.00 | 100 | 2013 | 2013 | 3 | 57 | 2,189 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 0 | 0 | | | 52.00 | 100 | 2013 | 2013 | 3 | 57 | 178 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | | 75.00 | 100 | 2013 | 2013 | 3 | 75 | 844 | |
| 4 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | | 32.00 | 100 | 2025 | 2024 | | 100 | 480 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 3,691 |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|-------|
| 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 | | | | | | | | |