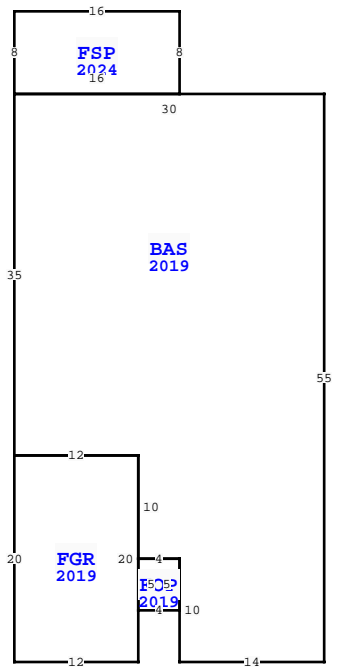




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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		
1	SINGLE FAM	100%	- 2023		204,191	2019	2019	0	0	4.00	96.00	Heated Area: 1370 HX Base Yr 2023	



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	1,370	100	2019	1,370	171,489
FGR	240	50	2019	120	15,021
FOP	20	30	2019	6	751
FSP	128	55	2024	70	8,762
TOTALS	1,758			1,566	196,023

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	40	11	440.00	SF	6.00	6.00	100	2019	2019	3	85	2,244	
2	0211	CONCRETE W	0 100	10	4	40.00	SF	6.00	6.00	100	2019	2019	3	85	204	
3	0955	PRIVACY FE	0 100	0	0	120.00	LF	15.00	15.00	100	2019	2019	3	96	1,728	
4	0701	PORT BLDG	0 100	10	20	200.00	SF	3.00	3.00	100	2022	2022	3	98	588	
6	0700	PORT BLDG	0 0	8	10	80.00	SF	0.00	0.00	100	2024	2024		100	0	

18 SIXTH AVE, CRAWFORDVILLE														BLD DATE	11/13/2019	MMSR	LGL DATE		
														XF DATE	11/13/2019	MMSR	LAND DATE	11/13/2019	MMSR
														INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,023	
TOTAL MARKET OB/XF VALUE		4,764	
TOTAL LAND VALUE - MARKET		7,800	
TOTAL MARKET VALUE		208,587	
SOH/AGL Deduction		145,626	
ASSESSED VALUE		62,961	
TOTAL EXEMPTION VALUE		HX HB 37,961	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		208,587	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		159,085	
STAFF REVIEWED QUAL AND DETERMINED SFD SHOULD BE A			
5 YR PRCL CK, CHG TRAV DEMO PTO ADD FSP, PU/CHG XF			
1 BUILDABLE LOT			
2024 NICOLS - PORT TO 10256-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000673	SHED-CC	0	07/01/2022
19000024	SFD-CO	0	04/03/2019
20071596	SFD-EXPIRED	0	11/05/2007
026919	MECH	0	08/28/2000
026884	MH	0	08/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0294	5/12/2022	WD Q	Q	I	01	225,000
GRANTOR: NICHOLS TONYA KAY & R						
GRANTEE: JOHNSON LEROY & DEB						
1129/0607	10/31/2019	CR U	U	I	11	0
GRANTOR: RODDENBERRY WILLIAM						
GRANTEE: NICHOLS TONYA KAY &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019;ORIG=0,0] W30 S35 E12 S10 E4 S10 E14 N55 \$													
FGR=[YR=2019;ORIG=-18,35] W12 S20 E12 N20 \$													
FOP=[YR=2019;ORIG=-14,45] W4 S5 E4 N5 \$													
FSP=[YR=2024;ORIG=-14,-8] W16 S8 E16 N8 \$													

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			0.00	0.00	1.00	LT		1.00	1.00	0.65	12,000.00	7,800.00	7,800							