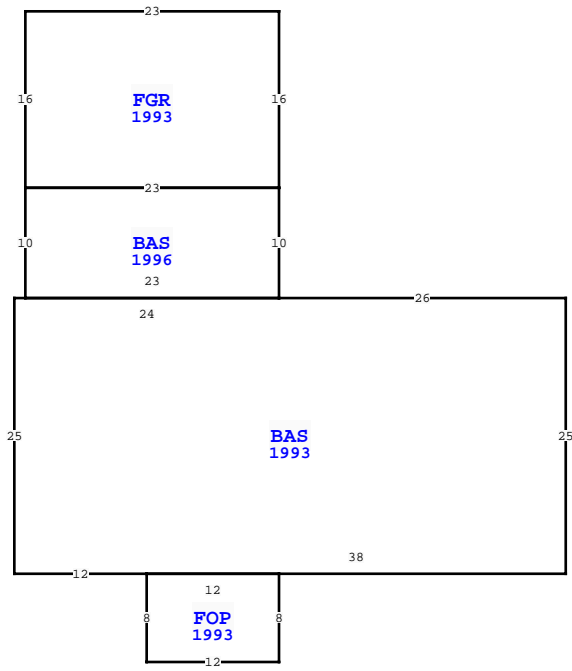


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	120,555
BAS	230	100	1996	230	22,182
FGR	368	50	1993	184	17,745
FOP	96	30	1993	29	2,797
TOTALS	1,944			1,693	163,280

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,693	108.0000	102.60	173,702	1987	2017	0	0	6.00	94.00		
1 SINGLE FAM 0% - 0 Heated Area: 1480 HX Base Yr													



WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	163,280		
TOTAL MARKET OB/XF VALUE	1,380		
TOTAL LAND VALUE - MARKET	39,500		
TOTAL MARKET VALUE	204,160		
SOH/AGL Deduction	84,064		
ASSESSED VALUE	120,096		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	120,096		
TOTAL JUST VALUE	204,160		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	109,178		
5 YR PRCL CK, CHG EYB 1987 TO 2017,XFOBS,CHG TRAV			
TRAV			
5 YR PRCL CH, CHG EXW, PU XFOB LN 5 & 6, CHG			
5 YR PRCL CH, PU FNDN, CHG RCVR, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061394	REROOF SFD	0	08/24/2006
20061258	ROOF OVER PORCH	0	07/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0606/0845	12/22/2004	QC	Q	I	01	100
GRANTOR:WELLS HENRY F & LETHA						
GRANTEE:WELLS HENRY F,LETHA						
0509/0609	10/20/2003	WD	Q	I		95,000
GRANTOR:MADDOX MELBRA E						
GRANTEE:WELLS HENRY F & LET						

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	0940	OPEN SHED	0	0	20	9		4.00	4.00	100	2002	2002	3	43	310	
2	0940	OPEN SHED	0	0	20	9	SF	4.00	4.00	100	2002	2002	3	43	310	
3	0630	METAL UTL	0	0	20	10	SF	8.00	8.00	100	2000	2000	3	34	544	
4	0940	OPEN SHED	0	0	10	4	SF	4.00	4.00	100	2002	2002	3	43	69	
5	0210	CONCRETE D	0	0	8	6	SF	6.00	6.00	100	2010	2010	3	43	124	
6	0211	CONCRETE W	0	0	3	3	SF	6.00	6.00	100	2010	2010	3	43	23	

TOTAL OB/XF													
45 CEDAR AVE, CRAWFORDVILLE													
BLD DATE	02/28/2020	MMAK	LGL DATE	02/28/2020	MMAK								
XF DATE	02/28/2020	MMAK	LAND DATE	02/28/2020	MMAK								
INC DATE			AG DATE										
TOTALS													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W26 W24 S25 E12 E38 N25 \$													
FGR=[YR=1993;ORIG=-26,-10] N16 W23 S16 E23 \$													
BAS=[YR=1996;ORIG=-26,0] N10 W23 S10 E23 \$													
FOP=[YR=1993;ORIG=-38,25] S8 E12 N8 W12 \$													

LAND DESCRIPTION																								
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			145.00	300.00	1.00	LT		1.00	1.00	1.00	39,500.00	39,500.00	39,500							