

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
15	CONC BLOCK 90				
08	WD ON PLY 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
07	VYL PLANK 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	2	100		
	Bathrooms	1	100		
	Story Height	0	100		
1.	Stories	1	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
20.00	NEIGHBORHOOD/LOC		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	57,773
BAS	312	100	2010	312	21,665
DCK	182	10	2018	18	1,250
FCP	438	25	2010	110	7,638
FOP	115	30	1993	34	2,361
FST	108	55	2010	59	4,097
TOTALS	1,987			1,365	94,784

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,365	109.1000	103.64	141,469	1968	1990		0	0	33.00	67.00
1 SINGLE FAM 0% - 2024 Heated Area: 1144 HX Base Yr												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		94,784	
TOTAL MARKET OB/XF VALUE		144	
TOTAL LAND VALUE - MARKET		8,500	
TOTAL MARKET VALUE		103,428	
SOH/AGL Deduction		0	
ASSESSED VALUE		103,428	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		103,428	
TOTAL JUST VALUE		103,428	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		73,629	
DENIAL NOTICE - FAILURE TO MAKE PROPERTY CLAIMED A			
FR INSP 4/17 - INCR EYB ON BLDG, CHANGED QUAL FROM			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 8/23/2			
5 YR PRCL CK, CHG EYB 1973 TO 2005, QUAL FAIR TO A			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009767	RE-ROOF	0	09/22/2009
200838	A/C CHG OUT	0	01/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0724	4/27/2020	WD Q	Q	I	01	98,000
GRANTOR: RBSIBS LLC						
GRANTEE: SELENKE ELIZABETH						
0789/0146	3/17/2009	WD U	U	I	11	100
GRANTOR: HARMS, BECK, CONIGLI						
GRANTEE: RBSIBS LLC						

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	0630	METAL UTL	0	0	10	9		8.00	100	1980	1980	3	20	144

BUILDING NOTES												
2 COTTONWOOD DR, CRAWFORDVILLE												

BUILDING DIMENSIONS												
FST=[YR=2010] W18 S6 E18 FCP=[YR=2010] W18 N6 W3 S26												
FOP=[YR=1993] W23 S5 E23 N5\$ BAS=[YR=2010] N26 W12												
DCK=[YR=2018] E4 N13 W14 S13 E10\$ BAS=[YR=1993] W32 S26 E32												
N26\$ S26 E12\$ E21 N20\$ N6\$.												

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			100.00	150.00	1.00	LT		1.00	1.00	1.00	8,500.00	8,500.00	8,500								