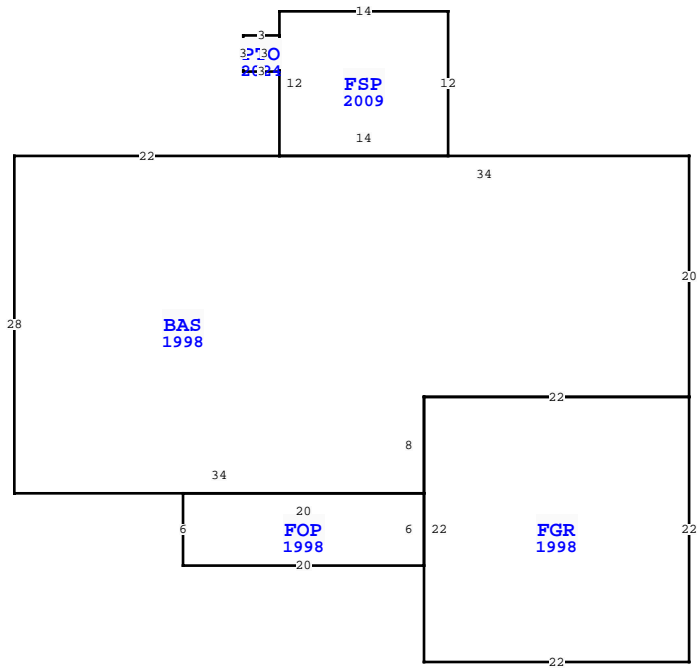


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	02	WOOD	FRAME 100		
Exterior Wall	05	HARDIE	BRD 70		
Exterior Wall	19	COMMON	BRK 30		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL 100		
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	70		
Interior Floor	14	CARPET	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		
Kitchen	GD	GOOD	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	199.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1998	1,392	194,302
FGR	484	50	1998	242	33,779
FOP	120	30	1998	36	5,025
FSP	168	55	2009	92	12,842
PTO	9	5	2024	0	0
TOTALS	2,173			1,762	245,948

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,762	140.4000	153.39	270,273	1997	2014	0	0	0	9.00	91.00	
1 SINGLE FAM 0% - 0 Heated Area: 1392 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			245,948
TOTAL MARKET OB/XF VALUE			6,054
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			277,002
SOH/AGL Deduction			22,690
ASSESSED VALUE			254,312
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,312
TOTAL JUST VALUE			277,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,193
5 YR PRCL CK, CHG XFOBS, DEMO XFOB, CHG TRAV ADD PT			
INCR EYB 2010-2014 PRMT OB21-000508			
0080, PU XFOB 0955			
5 YR PRCL CH, ADJUST LF XFOB 0955 DEL XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000508	REROOF SHINGLES	0	09/24/2021
22527	N/A	0	07/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1233/0550	10/13/2021	WD Q	Q	I	01	256,000
GRANTOR: GODWIN AMANDA FKA CAR						
GRANTEE: BINKLEY KAITLIN T						
1025/0659	1/17/2017	WD U	U	I	12	148,000
GRANTOR: U.S. BANK N.A. AS TRU						
GRANTEE: CARROUTH AMANDA						

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	0	60	16	960.00	SF	6.00	6.00	100	1997	1997	3	62	3,571	
3	0955	PRIVACY FE	0	0	0	0	126.00	LF	15.00	15.00	100	1998	1998	3	75	1,418	
4	0211	CONCRETE W	0	0	25	3	75.00	SF	6.00	6.00	100	1997	1997	3	62	279	
5	0955	PRIVACY FE	0	0	0	0	54.00	LF	15.00	15.00	100	2020	2020	3	97	786	

TOTAL OB/XF														
22 EAGLES RIDGE DR, CRAWFORDVILLE														
BLD DATE	XF DATE	INC DATE	MMJS	LGL DATE	LAND DATE	AG DATE	MMJS							
03/22/2021	03/22/2021		MMJS	03/22/2021			MMJS							

BUILDING NOTES													
BAS=[YR=1998;ORIG=0,0] W34 W22 S28 E34 N8 E22 N20 \$													
FGR=[YR=1998;ORIG=0,20] W22 S22 E22 N22 \$													
FSP=[YR=2009;ORIG=-34,0] E14 N12 W14 S12 \$													
FOP=[YR=1998;ORIG=-22,28] W20 S6 E20 N6 \$													
PTO=[YR=2024;ORIG=-37,-10] E3 S3 W3 N3 \$													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

BUILDING DIMENSIONS													
BAS=[YR=1998;ORIG=0,0] W34 W22 S28 E34 N8 E22 N20 \$													
FGR=[YR=1998;ORIG=0,20] W22 S22 E22 N22 \$													
FSP=[YR=2009;ORIG=-34,0] E14 N12 W14 S12 \$													
FOP=[YR=1998;ORIG=-22,28] W20 S6 E20 N6 \$													
PTO=[YR=2024;ORIG=-37,-10] E3 S3 W3 N3 \$													