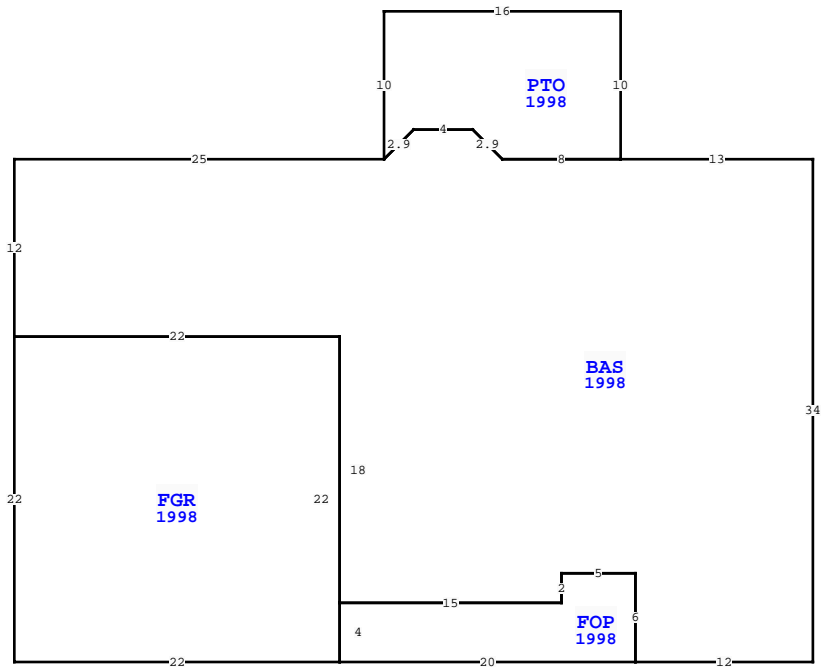


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
199.00	1.15/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1998	1,274	146,158
FGR	484	50	1998	242	27,763
FOP	90	30	1998	27	3,098
PTO	148	5	1998	7	803
TOTALS	1,996			1,550	177,821

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,550	115.4000	126.07	195,408	1998	2014	0	0	9.00	91.00
1 SINGLE FAM 100% - 2021 Heated Area: 1274 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,821	
TOTAL MARKET OB/XF VALUE		5,698	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		208,519	
SOH/AGL Deduction		61,883	
ASSESSED VALUE		146,636	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		96,636	
TOTAL JUST VALUE		208,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,554	
5 YR PRCL CK, CHG EYB 1998 TO 2013, XFOBS, NO PICT			
5 YR PRCL CH, N/C			
ADD HX FOR 2021-CARRIER			
PU CORR DIMENS XFOB LN 1, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000443	RE ROOF-CO	0	09/28/2020
0210	N/A	0	08/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0014	10/08/2020	WD Q	Q	I	01	169,900
GRANTOR: OVERSTREET BRANDON S						
GRANTEE: CARRIER MICHELLE C						
1170/0780	3/02/2001	QC U	U	I		100
GRANTOR: OVERSTREET BRANDON SC						
GRANTEE: OVERSTREET BRANDON						

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	68	16			6.00	100	1998	1998	3	62	4,047	
2	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	1998	1998	3	79	1,327	
3	0211	CONCRETE W	0	100	29	3		6.00	6.00	100	1998	1998	3	62	324	
TOTALS															5,698	

BUILDING NOTES														
58 EAGLES RIDGE DR, CRAWFORDVILLE														
BLD DATE 03/22/2021 MMAK LGL DATE 03/22/2021 MMAK														
XF DATE 03/22/2021 MMAK LAND DATE 03/22/2021 MMAK														
INC DATE AG DATE														

BUILDING DIMENSIONS														
BAS=[YR=1998] W13 PTO=[YR=1998] N10 W16 S10 R2 U2 E4 R2 D2 E8\$ W8 L2 U2 W4 L2 D2 W25 S12 E22 FGR=[YR=1998] W22 S22 E22 FOP=[YR=1998] E20 N6 W5 S2 W15 S4\$ N22\$ S18 E15 N2 E5 S6 E12 N34\$.														

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	1.00	25,000.00	25,000.00	25,000							