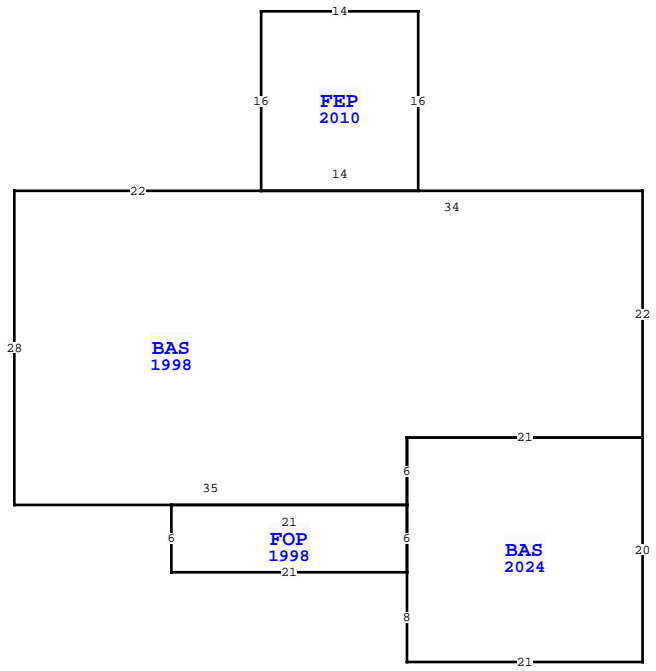




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	16	WD FR	STUC	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	70		
Interior Floo	14	CARPET	30		
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.	100		
Units		0	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	1,442	100	1998	1,442	171,736
BAS	420	100	2024	420	50,020
FEP	224	80	2010	179	21,318
FOP	126	30	1998	38	4,526
TOTALS	2,212			2,079	247,601

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% - 2022			274,137	1998	2014	0	0	0	9.68	90.32
Heated Area: 2041 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				247,601		
TOTAL MARKET OB/XF VALUE				30,706		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				303,307		
SOH/AGL Deduction				158,127		
ASSESSED VALUE				145,180		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				95,180		
TOTAL JUST VALUE				303,307		
NCON VALUE				50,507		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				211,680		
5 YR PRCL CK, CHG EYB 2009 TO 2014, XFOBS, CHG TRA						
5 YR PRCL CH, N/C						
LN 10						
CORR CODE XFOB LN 3, PU XFOB LN 5-9, DEL XFOB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000486	REROOF	0	10/14/2020			
19000130	REROOF-CO	0	03/07/2019			
2012356	MECH	0	06/05/2012			
2011804	MECH	0	11/28/2011			
023747	N/A	0	06/23/1998			
023222	N/A	0	02/11/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0774	4/03/2021	WD	Q	I	01	249,000
GRANTOR: MINOTT ROBERT E & DIA						
GRANTEE: CASTLE JEANNE & BRO						
0325/0272	5/14/1998	WD	Q	I		118,110
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1998;ORIG=0,0] W34 W22 S28 E35 N6 E21 N22 \$						
FEP=[YR=2010;ORIG=-34,0] E14 N16 W14 S16 \$						
FOP=[YR=1998;ORIG=-21,28] W21 S6 E21 N6 \$						
BAS=[YR=2024;ORIG=0,22] W21 S6 S6 S8 E21 N20 \$						

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	96	10			6.00	100	1998	1998	3	62	3,571	
2	0620	WOOD UTL B	0	100	20	12			6.00	100	1998	1998	3	62	893	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	1998	1998	3	79	3,200	
4	0220	POOL VINYL	0	100	12	26			60.00	100	1998	1998	3	62	11,606	
5	0211	CONCRETE W	0	100	0	0			6.00	100	1998	1998	3	62	3,739	
6	0211	CONCRETE W	0	100	0	0			6.00	100	1998	1998	3	62	904	
7	0209	CONCRETE P	0	100	10	9			8.00	100	2010	2010	3	43	310	
8	0210	CONCRETE D	0	100	0	0			6.00	100	1998	1998	3	62	937	
9	0955	PRIVACY FE	0	100	0	0			15.00	100	2008	2008	3	50	1,778	
11	0640	LEAN-TO	0	100	8	12			8.00	100	2024	2023		100	768	
TOTALS													27,706			

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								

EAGLES RIDGE PHASE 2
 LOT 43
 OR 280 P 445 OR 325 P 272

CASTLE JEANNE HELEN/CASTLE BRODY STEWART
 109 EAGLES RIDGE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-077-199-10338-B43



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 247,601 TOTAL MARKET OB/XF VALUE 30,706 TOTAL LAND VALUE - MARKET 25,000 TOTAL MARKET VALUE 303,307 SOH/AGL Deduction 158,127 ASSESSED VALUE 145,180 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 95,180 TOTAL JUST VALUE 303,307 NCON VALUE 50,507 INCOME VALUE PREVIOUS YEAR MKT VALUE 211,680										
															PU CORR TRAV, PU CORR DIMENS XFOB LN 1 & 2, 5 YR PRCL CH, PU FNDN & FRME, CORR EXW, FLOOR LAND VAL CHG PER DOR STUDY, CHG AC TO LT NC/REMOVE RV										
															PERMIT NUM DESCRIPTION AMT ISSUED										
															SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1206/0774 4/03/2021 WD Q I 01 249,000 GRANTOR: MINOTT ROBERT E & DIA GRANTEE: CASTLE JEANNE & BRO 0325/0272 5/14/1998 WD Q I 118,110 GRANTOR: GRANTEE:										
															BUILDING NOTES										
															BUILDING DIMENSIONS										
TOTALS															BLD DATE 03/23/2021 MMAK LGL DATE 03/23/2021 MMAK XF DATE 03/23/2021 MMAK LAND DATE 03/23/2021 MMAK INC DATE										
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									
12	0025	BARN, POLE	0 100	12	20	240.00	SF	12.50	12.50	100	2024	2023		100	3,000										

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