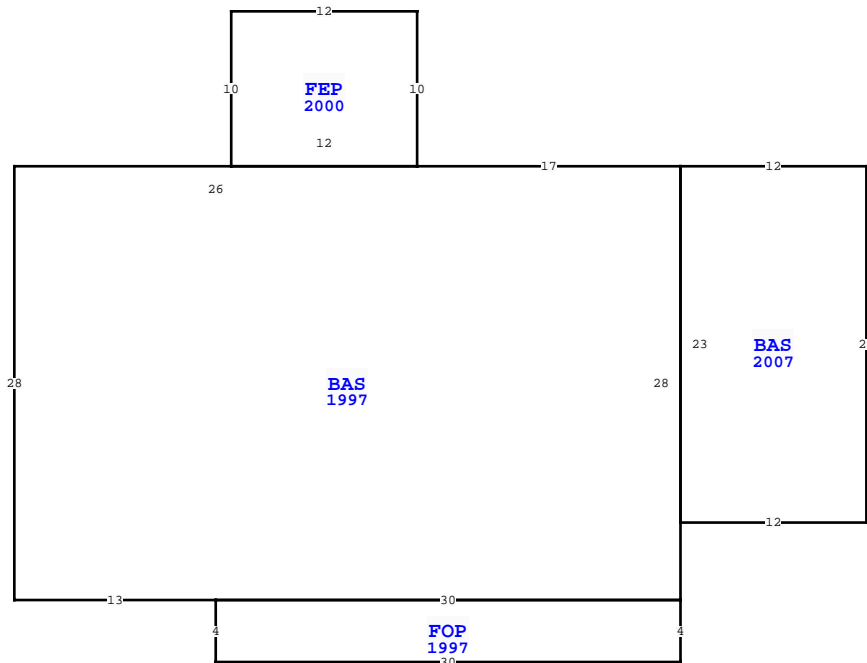




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT 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

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% - 0		127.28	205,175	1997	2015	0	0	8.00	92.00	Heated Area: 1576 HX Base Yr	



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	1,204	100	1997	1,204	140,985
BAS	276	100	2007	276	32,319
FEP	120	80	2000	96	11,241
FOP	120	30	1997	36	4,215
TOTALS	1,720			1,612	188,761

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		188,761	
TOTAL MARKET OB/XF VALUE		6,755	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		220,516	
SOH/AGL Deduction		111,166	
ASSESSED VALUE		109,350	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		54,350	
TOTAL JUST VALUE		220,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,351	
5 YR PRCL CK, CHG EYB 1997 TO 2015, XFOBS			
5 YR PRCL CH, CHG FLOORING			
ADD JTRS TO OWNER PRCL & SALE INFO			
5 YR PRCL CH, PU FNDN & FRME, CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000419	RE-ROOF	0	05/03/2016
2007942	UTL BLDG	0	06/29/2007
026186	SHED	0	02/14/2000
22585	N/A	0	08/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0406	3/29/2019	QC	U	I	30	100
GRANTOR: FLUTY PAULA L						
GRANTEE: FLUTY PAULA L & MAR						
0326/0465	6/02/1998	WD	Q	I		91,200
GRANTOR:						
GRANTEE:						

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	12	65	780.00	SF	6.00	6.00	100	1997	1997	3	67	3,136	
2	0700	PORT BLDG	0	100	12	24	288.00	SF	0.00	0.00	100	2000	2000	3	57	0	
3	0211	CONCRETE W	0	100	31	3	93.00	SF	6.00	6.00	100	1997	1997	3	67	374	
4	0210	CONCRETE D	0	100	41	10	410.00	SF	6.00	6.00	100	2000	2000	3	43	1,058	
5	0955	PRIVACY FE	0	100	0	0	243.00	LF	15.00	15.00	100	2000	2000	3	60	2,187	
6	0700	PORT BLDG	0	100	10	20	200.00	SF	0.00	0.00	100	2007	2007	3	68	0	

45 EAGLES RIDGE DR, CRAWFORDVILLE														BLD DATE	03/23/2021	MMJS	LGL DATE	
														XF DATE	03/23/2021	MMJS	LAND DATE	03/23/2021
														INC DATE			AG DATE	
														TOTAL OB/XF 6,755				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W12 BAS=[YR=1997] W17 FEP=[YR=2000] N10 W12 S10 E12\$ W26 S28 E13 FOP=[YR=1997] S4 E30 N4 W30 \$ E30 N28\$ S23 E12 N23\$.													

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	DPTH 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							