

VILLAS AT COVINGTON PARK LOT 3
 OR 569 P 296 OR 587 P 66
 OR 688 P 711

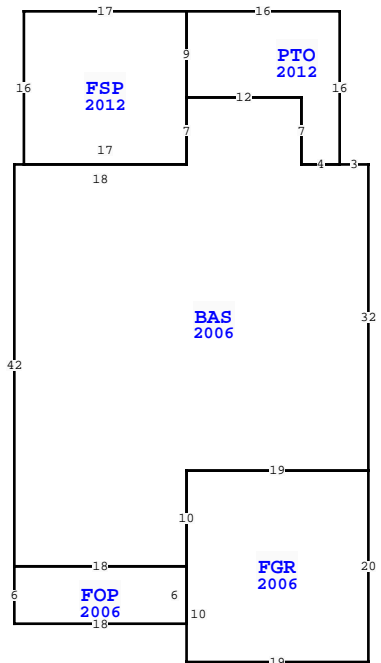
SNEAD BRANNON MCLAIN
 100 COVINGTON CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-077-306-10297-A03


| ELEMENT | | CD | CONSTRUCTION |
|------------------|------------------|-------------|--------------|
| Foundation | 02 | CONCR | SLAB 100 |
| Frame | 02 | WOOD | FRAME 100 |
| Exterior Wall | 30 | VINYL | 80 |
| Exterior Wall | 20 | FACE | BRICK 20 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP | SHNGL 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Heating Type | 13 | HEAT PUMP | 100 |
| Air Condition | 13 | HEAT PUMP | 100 |
| Bedrooms | | | 2 100 |
| Bathrooms | | | 2 100 |
| Story Height | | | 0 100 |
| Stories | 1. | | 1. 100 |
| Fireplace Units | 01 | FIREPLACE | 100 |
| | | | 0 100 |
| Quality | 03 | AVERAGE | |
| DOR CODE | 0401 TOWNHOUSE | | |
| MAP NUM | 3 | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 306.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,448 | 100 | 2006 |
| FGR | 380 | 50 | 2006 |
| FOP | 108 | 30 | 2006 |
| FSP | 272 | 55 | 2012 |
| PTO | 172 | 5 | 2012 |
| TOTALS | 2,380 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|------------------------------|-----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | HALF-PLEX | 0% | - 0 | | | | | | | | |
| Heated Area: 1448 HX Base Yr | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-----------------|-----------|--------------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 149,874 |
| TOTAL MARKET OB/XF VALUE | | | 2,383 |
| TOTAL LAND VALUE - MARKET | | | 30,000 |
| TOTAL MARKET VALUE | | | 182,257 |
| SOH/AGL Deduction | | | 2,147 |
| ASSESSED VALUE | | | 180,110 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 180,110 |
| TOTAL JUST VALUE | | | 182,257 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 205,626 |
| 5 yr prcl ck, chg eyb on home & xfobs | | | |
| INCR EYB 2010-2012 HVAC-CC 3-2022 | | | |
| INCR EYB 2006-2010 PRMT OB22-000676 | | | |
| 5 YR PRCL CH, CHG DIM XFQB LN 4, PU XFQB LN 5 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 22000676 | RE-ROOF-CC | 0 | 11/18/2022 |
| OB22-000008 | HVAC-CC | 0 | 01/11/2022 |
| 2012125 | SCREEN RM/PORCH | 0 | 03/09/2012 |
| 20061128 | TNHSE-CO | 0 | 10/27/2006 |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / I / RSN CD |
| 0688/0711 | 12/15/2006 | WD Q | I |
| | | | SALE PRICE |
| | | | 168,700 |
| GRANTOR: BRACKENCHASE BUILDERS | | | |
| GRANTEE: SNEAD BRANNON MCLAI | | | |
| 0587/0066 | 4/05/2005 | WD U | V |
| | | | 1,457,900 |
| GRANTOR: LINDERLAND | | | |
| GRANTEE: BRACKENCHASE | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| BAS=[YR=2006] W3 PTO=[YR=2012] N16 W16 S9 E12 S7 E4\$ W4 N7 W12 FSP=[YR=2012] N9 W17 S16 E17 N7\$ S7 W18 S42 FOP=[YR=2006] S6 E18 N6 W18\$ E18 FGR=[YR=2006] S10 E19 N20 W19 S10\$ N10 E19 N32\$. | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0210 | CONCRETE D | 0 | 0 | 25 | 15 | 375.00 | SF | 6.00 | 6.00 | 100 |
| 2 | 0211 | CONCRETE W | 0 | 0 | 14 | 3 | 42.00 | SF | 6.00 | 6.00 | 100 |
| 4 | 0955 | PRIVACY FE | 0 | 0 | 0 | 0 | 53.00 | LF | 15.00 | 15.00 | 100 |
| 5 | 0955 | PRIVACY FE | 0 | 0 | 0 | 0 | 48.00 | LF | 15.00 | 15.00 | 50 |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 000100 | C | SFR | 0 | | RTH | 45.00 | 95.00 | 1.00 | LT | 1.00 |