

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
07	VYL PLANK 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
13.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	2010	1,250	150,765
FOP	28	30	2010	8	965
PTO	100	5	2021	5	604
TOTALS	1,378			1,263	152,333

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,263	110.4000	131.10	165,579	2010	2015	0	0	8.00	92.00	
1 SINGLE FAM 0% - 0 Heated Area: 1250 HX Base Yr												
92 DAN'S DR, CRAWFORDVILLE				BLD DATE	07/10/2018	FRSR	LGL DATE					
				XF DATE	07/10/2018	FRSR	LAND DATE	03/09/2019	JB			
				INC DATE			AG DATE					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		152,333	
TOTAL MARKET OB/XF VALUE		2,480	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		170,113	
SOH/AGL Deduction		17,535	
ASSESSED VALUE		152,578	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		152,578	
TOTAL JUST VALUE		170,113	
NCON VALUE		602	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,248	
5 YR PRCL CK, CHG XFOB, A/C, HTTP			
FR 5YR CK 1/12/23; PU NEW TRAV & XFOB			
5 YR PRCL CH, N/C			
USPS, REMAINING CARD TO PROPERTY OWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20109	SFD-CO	0	01/11/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0812	4/30/2021	WD Q	Q	I	01	156,000
GRANTOR: TUCKER KAITLIN E						
GRANTEE: DOTSON CYNTHIA R &						
0935/0594	3/13/2014	WD U	U	I	12	79,900
GRANTOR: JP MORGAN CHASE BANK,						
GRANTEE: TUCKER KAITLIN E						

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	20	20	400.00	SF	6.00	6.00	100	2010	2010	3	43	1,032	
2	0211	CONCRETE W	0	0	6	4	24.00	SF	6.00	6.00	100	2010	2010	3	43	62	
3	0955	PRIVACY FE	0	0	0	0	154.00	LF	15.00	15.00	100	2010	2010	3	60	1,386	
4	0635	PORT MTL U	0	0	10	13	130.00	SF	0.00	0.00	100	2024	2021		93	0	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2010;ORIG=0,0] W28 S7 S32 E8 S4 E7 S6 E13 N49 \$			
FOP=[YR=2010;ORIG=-20,43] S4 E7 N4 W7 \$			
PTO=[YR=2021;ORIG=-38,1] E10 S10 W10 N10 \$			

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							