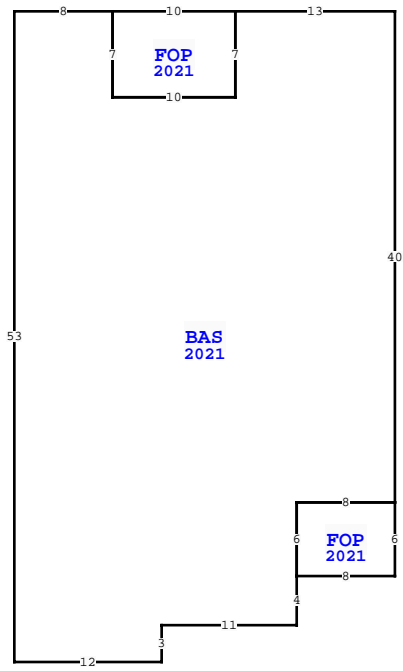




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
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	1,436	100	2021	1,436	164,694
FOP	48	30	2021	14	1,605
FOP	70	30	2021	21	2,409
TOTALS	1,554			1,471	168,708

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,471	98.5500	117.03	172,151	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1436 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		168,708	
TOTAL MARKET OB/XF VALUE		4,553	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		188,561	
SOH/AGL Deduction		39,290	
ASSESSED VALUE		149,271	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		99,271	
TOTAL JUST VALUE		188,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,841	
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, FP.			
PU SFD; XFOB PWR 4-30-21; CO 5/20/2021			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000017	SFD-CO	0	01/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0366	5/26/2021	WD Q	Q	I	01	175,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PETRIZZO ANTHONY E						
1159/0009	7/07/2020	WD Q	Q	V	05	50,000
GRANTOR: TIDEWATER INVESTMENTS						
GRANTEE: GOLDEN CONSTRUCTION						

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	0	0			6.00	100	2021	2021	3	93	4,107	
2	0211	CONCRETE W	0	100	20	4			6.00	100	2021	2021	3	93	446	

BLD DATE				FRLH				LGL DATE			
XF DATE				FRLH				LAND DATE			
INC DATE								AG DATE			
05/26/2021				05/26/2021				05/26/2021			
161 LANCE LN, CRAWFORDVILLE											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W13 FOP=[YR=2021] W10 S7 E10 N7\$ S7 W10 N7 W8 S53 E12 N3 E11 N4 FOP=[YR=2021] E8 N6 W8 S6\$ N6 E8 N40\$.													

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