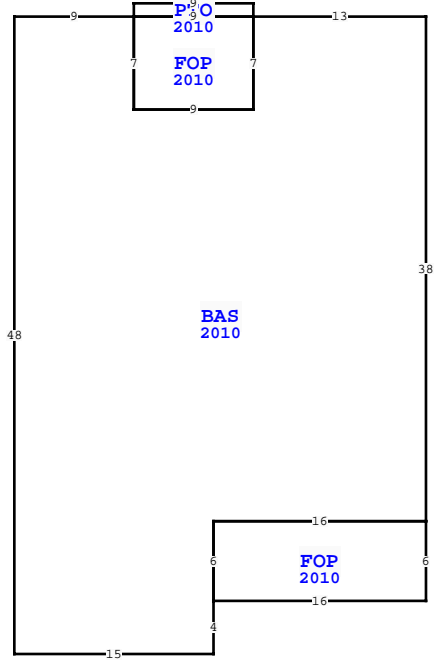


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,265	100	2010	1,265	149,684
FOP	63	30	2010	19	2,249
FOP	96	30	2010	29	3,432
PTO	9	5	2010	0	0
TOTALS	1,433			1,313	155,363

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	1,313	109.5000	130.03	170,729	2010	2014	0	0	0	9.00	91.00			
1 SINGLE FAM 100% - 2022 Heated Area: 1265 HX Base Yr 2022															



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,363	
TOTAL MARKET OB/XF VALUE		5,900	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		176,563	
SOH/AGL Deduction		35,499	
ASSESSED VALUE		141,064	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		91,064	
TOTAL JUST VALUE		176,563	
NCON VALUE		4,752	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,330	
5 YR PRCL CK, N/C			
FR 5YR CK 1/10/23; DEMO/PU XFOB			
5 YR PRCL CH, N/C			
SOH PORTED TO 10187-029 FOR 2017 FOR REVELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010177	SFD-CO	0	03/23/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/0285	11/05/2021	WD	Q	I	01	172,000
GRANTOR: MCKENZIE ZACHARY & MC						
GRANTEE: HUTCHINSON ASHLEY D						
1176/0469	10/30/2020	QC	U	I	30	100
GRANTOR: MCKENZIE ZACHARY						
GRANTEE: MCKENZIE ZACHARY &						

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	20	20			6.00	100	2010	2010	3	43	1,032	
2	0211	CONCRETE W	0	100	9	6			6.00	100	2010	2010	3	43	116	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2022	AV	99	4,752	

BLD DATE	07/10/2018	FRSR	LGL DATE	
XF DATE	07/10/2018	FRSR	LAND DATE	03/09/2019
INC DATE			AG DATE	

121 MELODY LN, CRAWFORDVILLE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2010] W13 PTO=[YR=2010] N1 W9 S1 E9\$ FOP=[YR=2010] W9 S7 E9 N7\$ S7 W9 N7 W9 S48 E15 N4 FOP=[YR=2010] E16 N6 W16 S6\$ N6 E16 N38\$.	

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							