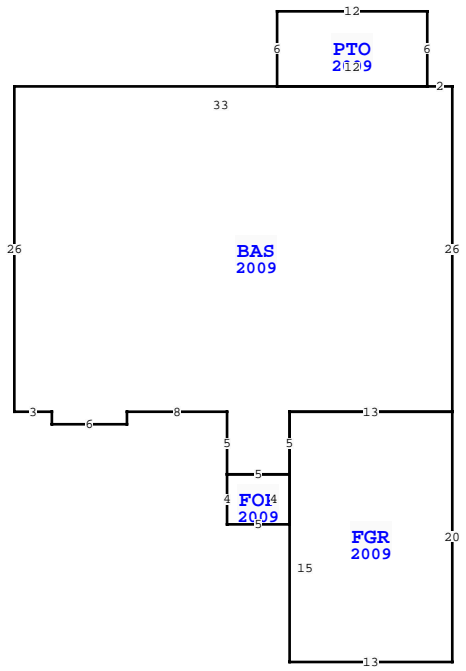




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	08		SHT VINYL	50	
Interior Floo	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			2	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	08		FAIR		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA	10	
NEIGHBORHOOD/LOC	13.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	941	100	2009	941	96,003
FGR	260	50	2009	130	13,263
FOP	20	30	2009	6	612
PTO	72	5	2009	4	409
TOTALS	1,293			1,081	110,286

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,081	99.9000	118.63	128,239	2009	2009	0	0	14.00	86.00	
1 SINGLE FAM 0% - 0 Heated Area: 941 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		110,286	
TOTAL MARKET OB/XF VALUE		650	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		126,236	
SOH/AGL Deduction		13,242	
ASSESSED VALUE		112,994	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,994	
TOTAL JUST VALUE		126,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,722	
5 YR PRCL CK, N/C			
5 YR PRCL CHK, N/C			
COA PER FORM 3547			
SOH PORTED TO 10157-001 FOR 2018/ANDREWS, TIF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061568	SFD-CO	0	09/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0792	10/15/2019	WD Q	Q	I	01	115,000
GRANTOR: FLIPPERS UNLIMITED, L						
GRANTEE: RON'S REAL ESTATE L						
1059/0353	12/26/2017	WD Q	Q	I	01	83,000
GRANTOR: ANDREWS TIFFANY J						
GRANTEE: FLIPPERS UNLIMITED,						

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	22	9		198.00	SF	6.00	100	2009	2009	3	39	463
2	0211	CONCRETE W	0	0	20	4		80.00	SF	6.00	100	2009	2009	3	39	187

TOTAL OB/XF												
97 MELODY LN, CRAWFORDVILLE												
BLD DATE	XF DATE	INC DATE	MMMK	LGL DATE	LAND DATE	AG DATE	03/09/2019	JB				

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2009] W2 PTO=[YR=2009] N6 W12 S6 E12\$ W33 S26 E3 S1 E6 N1 E8 S5 FOP=[YR=2009] S4 E5 N4 W5\$ E5 FGR=[YR=2009] S15 E13 N20 W13 S5\$ N5 E13 N26\$.												

LAND DESCRIPTION																								
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							