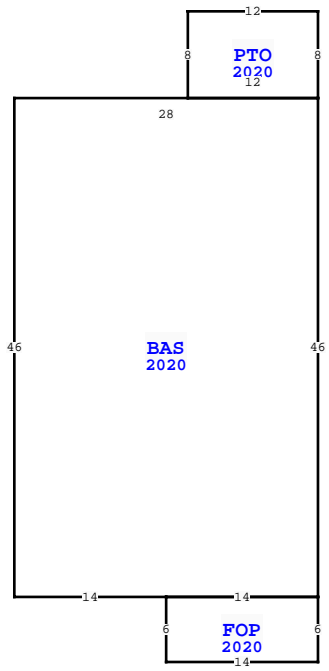


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,318	98.5500	117.03	154,246	2020	2020	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1288 HX Base Yr 2022													



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	1,288	100	2020	1,288	146,213
FOP	84	30	2020	25	2,838
PTO	96	5	2020	5	567
TOTALS	1,468			1,318	149,619

30 MELODY LN, CRAWFORDVILLE

BLD DATE	10/21/2020	FRJT	LGL DATE	
XF DATE	10/21/2020	FRJT	LAND DATE	03/09/2019
INC DATE			AG DATE	

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	31	20	620.00	SF	6.00	6.00	100	2020	2020	3	89	3,311	
2	0211	CONCRETE W	0	100	9	3	27.00	SF	6.00	6.00	100	2020	2020	3	89	144	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	149,619		
TOTAL MARKET OB/XF VALUE	3,455		
TOTAL LAND VALUE - MARKET	15,300		
TOTAL MARKET VALUE	168,374		
SOH/AGL Deduction	34,296		
ASSESSED VALUE	134,078		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	84,078		
TOTAL JUST VALUE	168,374		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	137,288		
5 YR PRCL CK, PU XFOB. (FP-CH QUAL FROM FAIR TO A			
5 YR PRCL CH, PU NEW SFD AND XFOB LN 1,2			
5 YR PRCL CH, N/C			
LT VAL CHG PER DOR STUDY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000047	SFD-CO	0	04/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/0280	3/01/2021	WD Q	Q	V	01	158,500
GRANTOR: GIBBS INVESTMENTS AND						
GRANTEE: SCARBOROUGH RYAN &						
1147/0716	4/20/2020	WD U	U	V	30	20,800
GRANTOR: GIBBS REALTY CORPORAT						
GRANTEE: GIBBS INVESTMENTS A						

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2020] W12 S8 E12 BAS=[YR=2020] W28 S46 E14													
FOP=[YR=2020] S6 E14 N6 W14\$ E14 N46\$ N8\$.													

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							