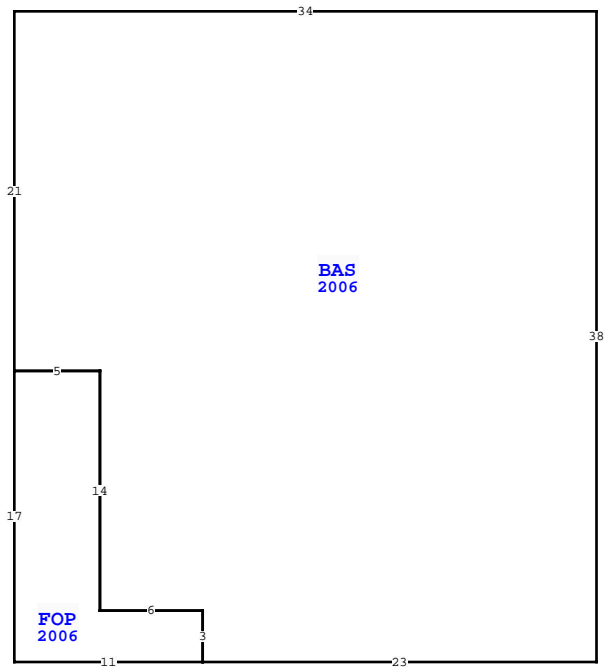




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	80	
Exterior Wall	19		COMMON	BRK 20	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	50	
Interior Floo	14		CARPET	50	
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	
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	1,189	100	2006	1,189	128,777
FOP	103	30	2006	31	3,357
TOTALS	1,292			1,220	132,134

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,220	109.8900	130.49	159,198	2006	2006	0	0	17.00	83.00		
1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		132,134	
TOTAL MARKET OB/XF VALUE		1,527	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		148,961	
SOH/AGL Deduction		15,424	
ASSESSED VALUE		133,537	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		133,537	
TOTAL JUST VALUE		148,961	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		121,397	
5 YR PRCL CK, N/C (FP-CH QUAL FROM FAIR TO AVG,			
5 YR PRCL CHK, N/C			
XFOB LN 3			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006308	SFD/CO - 6/30/6	0	02/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0823/0015	3/26/2010	WD	U	I	12	69,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RODDENBERRY WILLIAM						
0805/0645	9/23/2009	CT	U	I	18	100
GRANTOR: ALLEN WILLIAM E / CLE						
GRANTEE: US BANK NATIONAL AS						

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	2006	2006	3	27	648	
2	0211	CONCRETE W	0	0	0	0	24.00	SF	6.00	6.00	100	2006	2006	3	27	39	
3	0955	PRIVACY FE	0	0	0	0	80.00	LF	15.00	15.00	100	2012	2012	3	70	840	

TOTAL OB/XF													
38 MELODY LN, CRAWFORDVILLE													
BLD DATE	06/02/2021	MMM	LGL DATE	03/09/2019	JB								
XF DATE	06/02/2021	MMM	LAND DATE										
INC DATE			AG DATE										

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2006] W34 S21 FOP=[YR=2006] S17 E11 N3 W6 N14 W5\$ E5 S14 E6 S3 E23 N38\$.													

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							