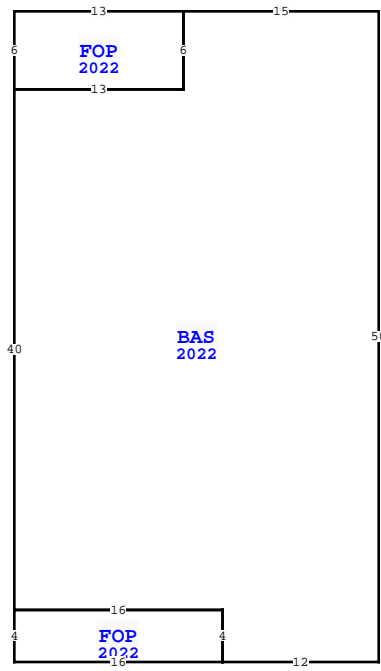


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03	AVERAGE			
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	1,258	100	2022	1,258	161,942
FOP	64	30	2022	19	2,446
FOP	78	30	2022	23	2,961
TOTALS	1,400			1,300	167,349

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	1,300	109.5000	130.03	169,039	2022	2022	0	0	1.00	99.00				
1 SINGLE FAM 0% - 2024 Heated Area: 1258 HX Base Yr															



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			167,349
TOTAL MARKET OB/XF VALUE			4,493
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			187,142
SOH/AGL Deduction			0
ASSESSED VALUE			187,142
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,142
TOTAL JUST VALUE			187,142
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			151,365
5 YR PRCL CL, PU XF IN FN, (FP-ADD HEAT PUMP TO HE			
2023 TRM RTND, PROPERTY SOLD.			
FR P/U SFD,XFOB, POWER 2/10/2022			
5 YR PRCL CH N/C-MM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000693	SFD-CO	0	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0757	8/23/2023	WD Q	Q	I	01	225,000
GRANTOR: CAMPISI NICHOLAS RYAN						
GRANTEE: HUTCHISON RICHARD &						
1259/0624	4/04/2022	WD Q	Q	I	01	195,000
GRANTOR: D E KAMM CONSTRUCTION						
GRANTEE: CAMPISI NICHOLAS RY						

EXTRA FEATURES		58 MELODY LN, CRAWFORDVILLE															
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	0	0	756.00	SF	6.00	6.00	100	2022	2022	3	97	4,400	
2	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2022	2022	3	97	93	

TOTAL OB/XF															4,493
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BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W15 FOP=[YR=2022] W13 S6 E13 N6\$ S6 W13 S40														
FOP=[YR=2022] S4 E16 N4 W16\$ E16 S4 E12 N50\$.														

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							