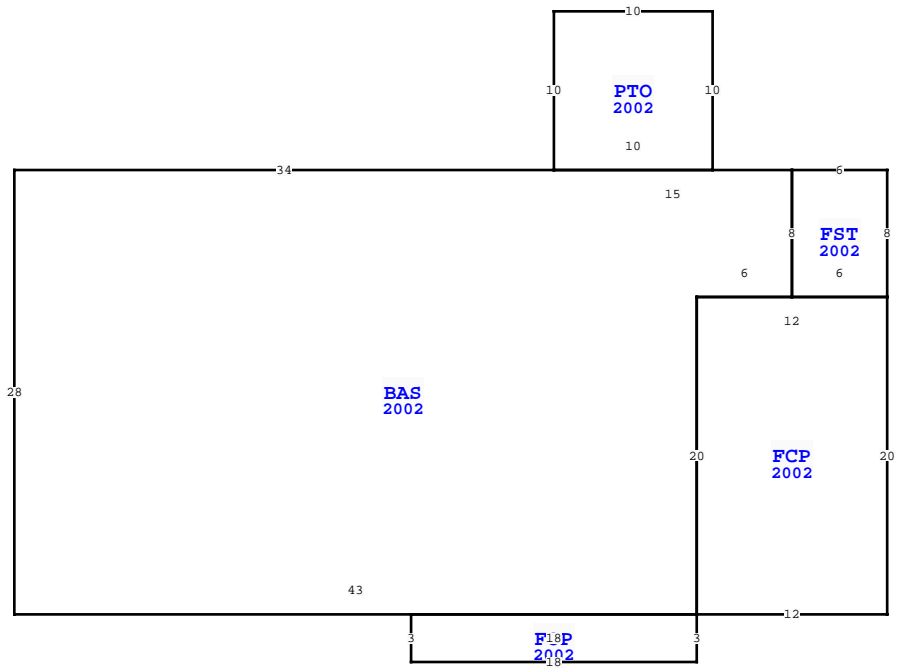




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 50				
30	VINYL 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
11	CLAY TILE 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,252	100	2002	1,252	144,346
FCP	240	25	2002	60	6,917
FOP	54	30	2002	16	1,844
FST	48	55	2002	26	2,998
PTO	100	5	2002	5	577
TOTALS	1,694			1,359	156,683

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,359	111.6000	132.52	180,095	2002	2010	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1252 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,683	
TOTAL MARKET OB/XF VALUE		1,043	
TOTAL LAND VALUE - MARKET		30,600	
TOTAL MARKET VALUE		188,326	
SOH/AGL Deduction		96,154	
ASSESSED VALUE		92,172	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		42,172	
TOTAL JUST VALUE		188,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,602	
5 YR PRCL CK, PU XFOB, CHG QUAL TO AVG, CHG ELMNT			
QSTNR RTND - VISITS NEW ENGLAND A FEW MONTHS A YEA			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 9/1/23			
2023 TRM RTND, TMP AWAY.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28819	SFD	0	03/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/0700	2/22/2022	WD Q	I	01		186,500
GRANTOR: MCCOMMON APRIL						
GRANTEE: METCALF LAURA						
1133/0467	11/27/2019	WD Q	I	01		126,000
GRANTOR: CARROLL BEVERLEY JO &						
GRANTEE: MCCOMMON APRIL						

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	32	12			384.00	100	2002	2002	3	20	461	
2	0700	PORT BLDG	0	100	16	10			160.00	100	1993	1993	3	50	0	
4	0955	PRIVACY FE	0	0	0	0			40.00	100	2024	2020		97	582	

TOTAL OB/XF													
28 SHAR-MEL-RE LN, CRAWFORDVILLE													
BLD DATE	03/18/2020	MMJT	LGL DATE	03/09/2019	JB								
XF DATE	03/18/2020	MMJT	LAND DATE										
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
FST=[YR=2002] W6 S8 E6 FCP=[YR=2002] W12 S20 FOP=[YR=2002] W18 S3 E18 N3\$ BAS=[YR=2002] N20 E6 N8 W15 PTO=[YR=2002] E10 N10 W10 S10\$ W34 S28 E43\$ E12 N20\$ 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			100.00	100.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							