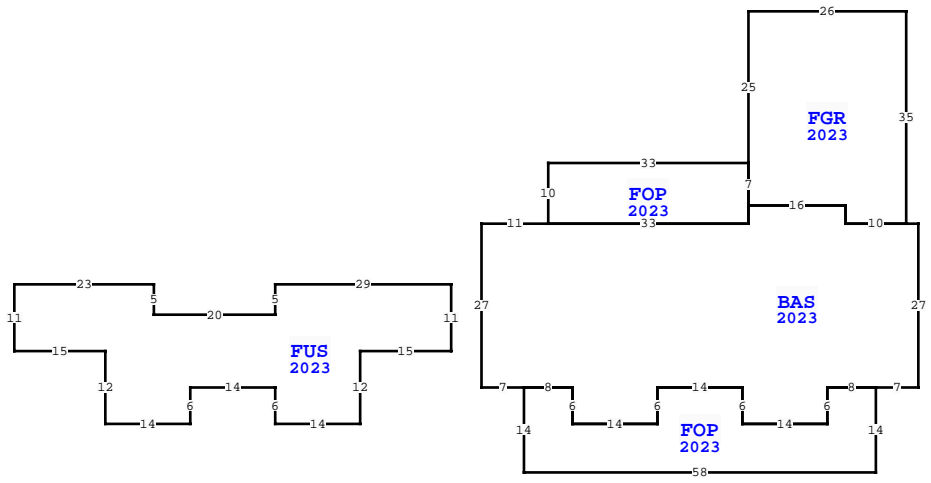


ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 75
Roof Cover	14	STAND SEAM 25
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	10	10 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4.5 100
Stories		2. 100
Units		0 100
Condition Adj	12	AVERAGE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,995	116.1500	110.34	440,808	2023	2023	0	0	0.00	100.00
1 SINGLE FAM 0% - 2024 Heated Area: 3272 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	238,334
FGR	862	50	2023	431	47,557
FOP	330	30	2023	99	10,924
FOP	644	30	2023	193	21,296
FUS	1,112	100	2023	1,112	122,698
<b>TOTALS</b>	<b>5,108</b>			<b>3,995</b>	<b>440,808</b>

3927 COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/04/2021
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	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	2024	2023		98	1,862	
2	0025	BARN, POLE	0	0	48	32	1,536.00	SF	12.50	12.50	100	2024	2023		100	19,200	

**TOTAL OB/XF 21,062**

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			440,808
TOTAL MARKET OB/XF VALUE			21,062
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			576,870
SOH/AGL Deduction			0
ASSESSED VALUE			576,870
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			576,870
TOTAL JUST VALUE			576,870
NCON VALUE			461,870
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,000

CORRECTED TYPO IN MAILING ADDRESS			
PU SFD, XFOB			
EQUALS 28,333/LOT NEW SUB SAPPHIRE ESTATES			
VALUE WAS 85,000 S/O LOT VALUES 3 LOTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001010	SFD-CO	0	10/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0153	7/20/2022	WD Q	Q	V	01	135,000
GRANTOR: DORADO DESIGN AND CON						
GRANTEE: JAMES PLOUFFE						
1189/0069	1/15/2021	WD Q	Q	V	05	180,000
GRANTOR: LANGSTON MARTHA & JOH						
GRANTEE: DORADO DESIGN AND C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=100,20] W2 W10 N3 W16 S3 W33 W11 S27 E7 E8 S6 E14 N6 E14 S6 E14 N6 E8 E7 N27 \$
FGR=[YR=2023;ORIG=98,-15] W26 S25 S7 E16 S3 E10 N35 \$
FOP=[YR=2023;ORIG=72,10] W33 S10 E33 N3 N7 \$
FOP=[YR=2023;ORIG=93,47] W8 S6 W14 N6 W14 S6 W14 N6 W8 S14 E58 N14 \$
FUS=[YR=2023;ORIG=23,30] W29 S5 W20 N5 W23 S11 E15 S12 E14 N6 E14 S6 E14 N12 E15 N11 \$