

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
03	MASONRY 100		
17	CB STUCCO 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 50		
05	DRYWALL 50		
03	CONC FINSH 100		
03	FORCED AIR 100		
03	CENTRAL 100		
	1.5 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
6900	ORNAMENTALS, MISC		
4	MKT AREA	08	
000	1.00/		
BAS	1,984	100	1979
UOP	72	20	1979
UOP	696	20	1996
UOP	224	20	2006
UOP	144	20	2016
TOTALS	3,120		

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
1100	01	2,211	97.0500	101.90	225,301	1979	1983	0	0	60.00	40.00																		
1 STOR RETAI 0% - 0 Heated Area: 1984 HX Base Yr																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>06/03/2020</th> <th>FRAK</th> <th>LGL DATE</th> <th>06/03/2020</th> <th>FRAK</th> </tr> <tr> <th>XF DATE</th> <th>06/03/2020</th> <th>FRAK</th> <th>LAND DATE</th> <th>06/03/2020</th> <th>FRAK</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>												BLD DATE	06/03/2020	FRAK	LGL DATE	06/03/2020	FRAK	XF DATE	06/03/2020	FRAK	LAND DATE	06/03/2020	FRAK	INC DATE			AG DATE		
BLD DATE	06/03/2020	FRAK	LGL DATE	06/03/2020	FRAK																								
XF DATE	06/03/2020	FRAK	LAND DATE	06/03/2020	FRAK																								
INC DATE			AG DATE																										

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				147,553		
TOTAL MARKET OB/XF VALUE				4,189		
TOTAL LAND VALUE - MARKET				100,500		
TOTAL MARKET VALUE				195,221		
SOH/AGL Deduction				0		
ASSESSED VALUE				195,221		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				195,221		
TOTAL JUST VALUE				252,242		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				192,691		
CHANGE LAND LINE 2 ACRES TO IMPRV AG						
COA RQSTD - SEE SCANS						
CORRECT LAND LINE DESC						
INCR EYB 1979-1983 PRMT B21-000746						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000746	RE-ROOF-CO	0	07/19/2021			
19001591	PLUMBING	0	01/14/2020			
19001571	ELECTRIC	0	01/06/2020			
19001521	RENOVATIONS-CO	0	12/09/2019			
18000296	HVAC CO	0	07/25/2018			
30947	RELO ELEC	0	10/30/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
1052/0648	10/31/2017	WD	Q	I	01	220,000
GRANTOR: COWLEY-GILBERT ROXANN						
GRANTEE: JUST FRUITSCAPES LL						
0399/0485	2/02/2001	WD	U	I		100
GRANTOR: COWLEY-GILBERT ROXANN						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
UOP=[YR=2006] W8 BAS=[YR=1979] W2 UOP=[YR=1996] N12 W58 S12 E58\$ W60 S32 E14 UOP=[YR=2016] S6 E24 N6 W24 \$ E24 UOP=[YR=1979] S6 E12 N6 W12\$ E24 N32\$ S28 E8 N28\$.						

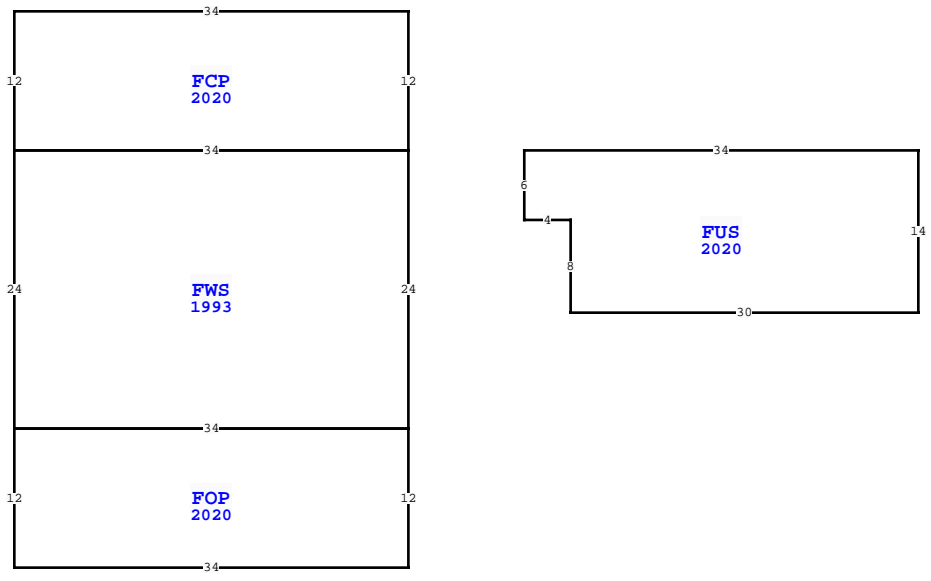
EXTRA FEATURES																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1	0940	OPEN SHED	0	0 12 12	144.00	SF	4.00	4.00	100	2000	2000	3	20	115							
2	0940	OPEN SHED	0	0 32 12	384.00	SF	4.00	4.00	100	1996	1996	3	20	307							
3	0211	CONCRETE W	0	0 33 4	132.00	SF	6.00	6.00	100	2006	2006	3	27	214							
4	0625	PORT WD UT	0	0 20 10	200.00	SF	6.00	6.00	100	2008	2008	3	34	408							
5	0730	FINISHED O	0	0 18 16	288.00	SF	14.00	14.00	100	2012	2012	3	78	3,145							
6	0770	PUMP HOUSE	0	0 5 5	25.00	SF	5.00	5.00	100	2000	2000	3	0	0							
TOTALS												3,120									

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	001100	C	STORE ONE ST	0		C2	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							
2	006930	A	NURSERY	0		C2	0.00	0.00	6.05	AC		1.00	1.00	1.00	575.00	575.00	3,479							



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB 100			
Frame	03	MASONRY 100			
Exterior Wall	15	CONC BLOCK 80			
Exterior Wall	30	VINYL 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 90			
Interior Floo	07	VYL PLANK 10			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Fixtures		4 100			
Story Height		0 100			
RMS		0 100			
Stories	1.5	1.5 100			
Class	00	N/A 100			
Units		0 100			
Condition Adj	11	FAIR 100			
Quality	03	AVERAGE			
DOR CODE	6900	ORNAMENTALS, MISC			
MAP NUM	4	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FCP	408	30	2020	122	6,641
FOP	408	30	2020	122	6,641
FUS	444	100	2020	444	24,171
FWS	816	45	1993	367	19,979
TOTALS	2,076			1,055	57,433

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	04	1,055	74.4188	70.70	74,588	1950	2000	0	0	23.00	77.00	
2 SINGLE FAM 0% - 0 Heated Area: 444 HX Base Yr												



WAKULLA COUNTY PROPERTY				
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ASSESSED VALUE			195,221	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			195,221	
TOTAL JUST VALUE			252,242	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			192,691	
XFOB LN 2, DEL BDRM				
2, CHG DIM XFOB LN 2, CHG FLOR, HTTP, DIM				
5 YR PRCL CH, PU NEW TRAV, XFOB LN 6, & BLDG				
2021 AG RENEWAL RECD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
027354	SIGN	0	01/16/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1052/0648	10/31/2017	WD Q	I 01	220,000
GRANTOR: COWLEY-GILBERT ROXANN				
GRANTEE: JUST FRUITSCAPES LL				
0399/0485	2/02/2001	WD U	I	100
GRANTOR: COWLEY-GILBERT ROXANN				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
FCP=[YR=2020] W34 S12 E34 FWS=[YR=1993] W34 S24				
FOP=[YR=2020] S12 E34 N12 W34\$ E34 N24\$ PTR=E10				
FUS=[YR=2020] S6 E4 S8 E30 N14 W34\$ W10\$ N12 \$.				

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
30 ST FRANCES ST, CRAWFORDVILLE																
BLD DATE 06/03/2020 FRAK LGL DATE 06/03/2020 FRAK																
XF DATE 06/03/2020 FRAK LAND DATE 06/03/2020 FRAK																
INC DATE AG DATE																

LAND DESCRIPTION													TOTAL OB/XF											
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0																								