



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY	100		
Exterior Wall	17	CB	STUCCO	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floo	03	CONC	FINSH	100	
Heating Type	03	FORCED	AIR	100	
Air Condition	03	CENTRAL	100		
Bathrooms			1.5	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	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
BAS	1,984	100	1979	1,984	80,868
UOP	72	20	1979	14	571
UOP	696	20	1996	139	5,666
UOP	224	20	2006	45	1,834
UOP	144	20	2016	29	1,182
TOTALS	3,120			2,211	90,120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STOR RETAI	0%	- 0		Heated Area: 1984					HX Base Yr	

WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
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

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	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:

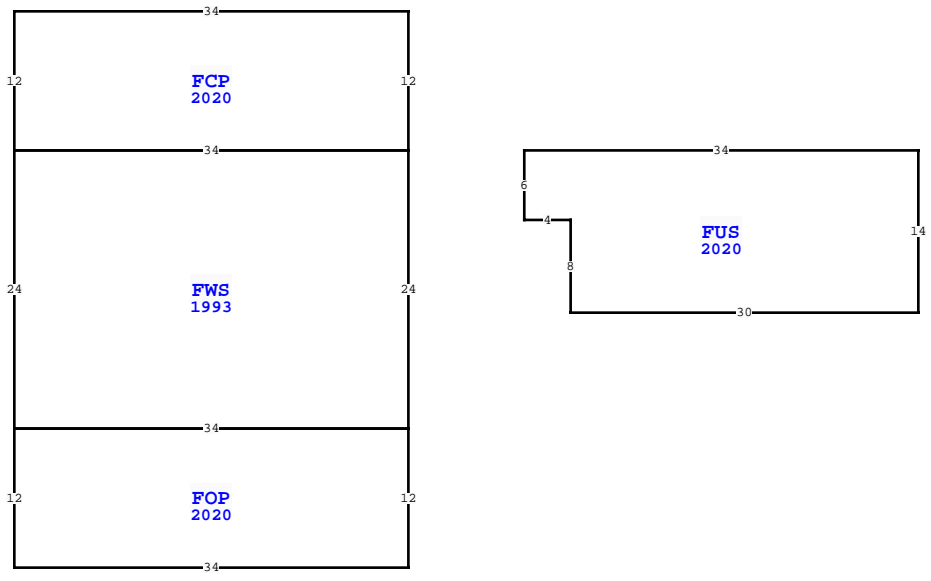
EXTRA FEATURES		30 ST FRANCES ST, CRAWFORDVILLE													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	OPEN SHED	0	0 12 12	144.00	SF	4.00	4.00	100	2000	2000	3	20	115	
2	0940	OPEN SHED	0	0 32 12	384.00	SF	4.00	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	

LAND DESCRIPTION		TOTAL OB/XF 4,189																						
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							



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
15	CONC BLOCK 80				
30	VINYL 20				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
03	CONC FINSH 90				
07	VYL PLANK 10				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
0	100				
0	100				
1.5	1.5 100				
00	N/A 100				
0	100				
11	FAIR 100				
03	AVERAGE				
6900	ORNAMENTALS, MISC				
4	MKT AREA		08		
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				
VALUATION SUMMARY			PAGE 2 of 2	
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Tax Group: 3		Tax Dist:		
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TOTAL MARKET VALUE		195,221		
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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		0		
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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									