

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2.5	100		
	Story Height	0	100		
2.	Stories	2.	100		
	Units	0	100		
03	AVERAGE				
0401	TOWNHOUSE				
5	MKT AREA		08		
195.00	1.26/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	2006	1,010	104,279
DCK	170	10	2006	17	1,755
FGR	265	50	2006	132	13,628
FOP	37	30	2006	11	1,135
FSP	170	55	2006	94	9,705
FUS	482	100	2006	482	49,765
TOTALS	2,134			1,746	180,267

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0%	- 0									Heated Area: 1492 HX Base Yr	

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				180,267		
TOTAL MARKET OB/XF VALUE				1,572		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				206,839		
SOH/AGL Deduction				67,289		
ASSESSED VALUE				139,550		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				139,550		
TOTAL JUST VALUE				206,839		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				173,655		
5 YR PRCL CK N/C						
COA PER USPS FORM 3547						
COA PER FORM 3547						
ADD CHG						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000639	RE-ROOF/SHINGLES-		12/20/2023			
20051165	TNHSE	0	08/04/2005			
20051167	TNHSE	0	08/04/2005			
20051168	TNHSE	0	08/04/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0666	4/25/2024	WD Q	Q	I	01	230,000
GRANTOR: WILLIAMS CLINTON P						
GRANTEE: DAILEY MARY ANN						
0957/0382	12/10/2014	WD U	I	12		82,000
GRANTOR: CENTENNIAL BANK						
GRANTEE: WILLIAMS CLINTON P						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2006] W17 S10 E17 FSP=[YR=2006] W17 S10 E17 BAS=[YR=2006] W17 N10 W13 S29 FGR=[YR=2006] S21 E13 N20 W8 N1 W5\$ E5 S1 E8 S18 E9 FOP=[YR=2006] S2 E8 N5 W7 S3 W1\$ E1 N3 E7 N35\$ PTR= E15 FUS=[YR=2006] S18 E7 S2 E7 N2 E12 N18 W26\$ W15\$ N10\$ N10\$.						

EXTRA FEATURES														53 FAIR WAY, 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	69	11		759.00	100	2006	2006	3	27	1,230	
2	0211	CONCRETE W	0	0	22	4		88.00	100	2006	2006	3	27	143	
3	0955	PRIVACY FE	0	0	0	0		16.00	100	2015	2015	3	83	199	

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	000140	C	SFR GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							