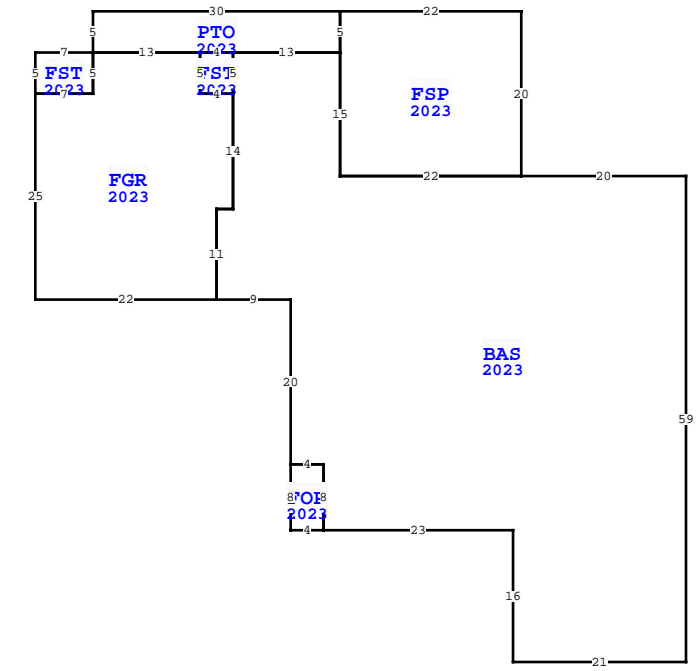




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	20	WOOD	FRAME 100
Exterior Wall	20	FACE	BRICK 80
Exterior Wall	30	VINYL	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	11	CLAY TILE	10
Ceiling	09	9 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3.5	100
Stories	1.	1.	100
Units		0	100
Quality	07	GOOD	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	411.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,690	100	2023
FGR	643	50	2023
FOP	32	30	2023
FSP	440	55	2023
FST	20	55	2023
FST	35	55	2023
PTO	150	5	2023
TOTALS	4,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		504,876	2023	2023	0	0	0.00	100.00
Heated Area: 2690 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3		STANDARD
BUILDING MARKET VALUE	Tax Dist:		541,052
TOTAL MARKET OB/XF VALUE			9,472
TOTAL LAND VALUE - MARKET			62,500
TOTAL MARKET VALUE			613,024
SOH/AGL Deduction			46,970
ASSESSED VALUE			566,054
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			516,054
TOTAL JUST VALUE			613,024
NCON VALUE			550,524
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

NEW CONSTRUCTION KEYED BY FLYNN 11/3/23
CORRECTED STREET ADDRESS SPELLING FROM CALUSE TO C
COA PER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000071	SOLAR PANELS-CC	0	03/18/2022
21001007	SFD-CO	0	10/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0564	9/22/2021	QC	U	V	11	100
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: SHUFF JOHN W III &						
1153/0599	6/02/2020	QC	U	V	30	100
GRANTOR: SHUFF JOHN W III * & P						
GRANTEE: HIDDEN FOREST OF WA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	30	21	630.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	9	4	36.00	SF	6.00	6.00	100
3	0210	CONCRETE D	0	100	5	46	230.00	SF	6.00	6.00	100
4	0210	CONCRETE D	0	100	5	9	45.00	SF	6.00	6.00	100
5	0210	CONCRETE D	0	100	5	23	115.00	SF	6.00	6.00	100
6	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100
7	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100
8	1450	SOLAR PANE	0	100	0	0	22.00	UT	0.00	0.00	100

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

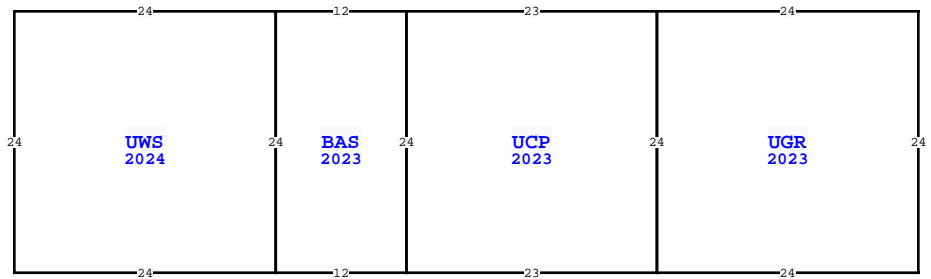
BLD DATE: 06/25/2021 PBNM
LGL DATE: 06/25/2021
LAND DATE: 06/25/2021
AG DATE: 06/25/2021

BUILDING NOTES											
BAS=[YR=2023;ORIG=110,10] W20 W22 N15 W13 S5 S14 W2 S11 E9 S20 E4 S8 E23 S16 E21 N59 \$											
FSP=[YR=2023;ORIG=90,-10] W22 S5 S15 E22 N20 \$											
PTO=[YR=2023;ORIG=68,-10] W30 S5 E13 E4 E13 N5 \$											
FST=[YR=2023;ORIG=55,-5] W4 S5 E4 N5 \$											
FGR=[YR=2023;ORIG=51,-5] W13 S5 W7 S25 E22 N11 E2 N14 W4 N5 \$											
FST=[YR=2023;ORIG=38,-5] W7 S5 E7 N5 \$											
FOP=[YR=2023;ORIG=66,45] W4 S8 E4 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=110,10] W20 W22 N15 W13 S5 S14 W2 S11 E9 S20 E4 S8 E23 S16 E21 N59 \$											
FSP=[YR=2023;ORIG=90,-10] W22 S5 S15 E22 N20 \$											
PTO=[YR=2023;ORIG=68,-10] W30 S5 E13 E4 E13 N5 \$											
FST=[YR=2023;ORIG=55,-5] W4 S5 E4 N5 \$											
FGR=[YR=2023;ORIG=51,-5] W13 S5 W7 S25 E22 N11 E2 N14 W4 N5 \$											
FST=[YR=2023;ORIG=38,-5] W7 S5 E7 N5 \$											
FOP=[YR=2023;ORIG=66,45] W4 S8 E4 N8 \$											

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling		N/A 100
Heating Type	14	MINI SPLIT 100
Air Condition	14	MINI SPLIT 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2024		Heated Area: 288					HX Base Yr 2024	



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 08			
NEIGHBORHOOD/LOC	411.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2023	288	13,496
UCP	552	20	2023	110	5,155
UGR	576	40	2023	230	10,778
UWS	576	25	2024	144	6,748
TOTALS	1,992			772	36,176

90 CALUSA WAY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/25/2021 PBNM
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

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

WAKULLA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY			STANDARD	
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NCON VALUE			550,524	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			50,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: SHUFF JOHN W III &						
1153/0599	6/02/2020	QC	U	V	30	100
GRANTOR: SHUFF JOHN W III * & P						
GRANTEE: HIDDEN FOREST OF WA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=54,10] E12 S24 W12 N24 \$
UGR=[YR=2023;ORIG=89,10] E24 S24 W24 N24 \$
UCP=[YR=2023;ORIG=66,10] E23 S24 W23 N24 \$
UWS=[YR=2024;ORIG=54,10] W24 S24 E24 N24 \$