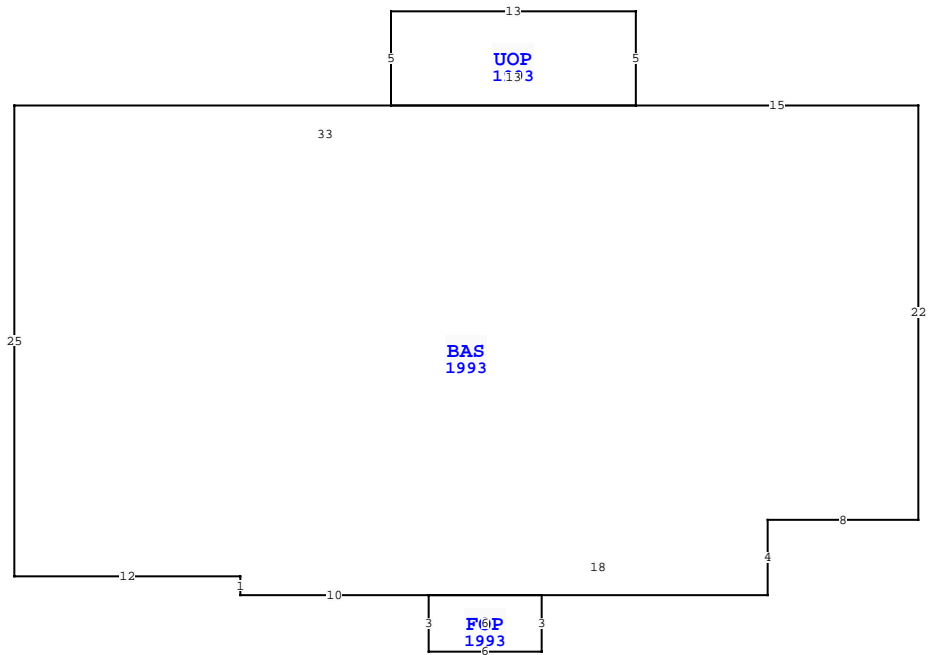


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
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	
0100	01	1,222	99.0000	94.05	114,929	1955	2017	0	0	0	7.50	92.50
1 SINGLE FAM 100% - 2024 Heated Area: 1204 HX Base Yr 2024												



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1993	1,204	104,743
FOP	18	30	1993	5	435
UOP	65	20	1993	13	1,131
TOTALS	1,287			1,222	106,309

31 DIX DR, CRAWFORDVILLE

BLD DATE	05/18/2021	MMJS	LGL DATE	
XF DATE	05/18/2021	MMJS	LAND DATE	05/18/2021 MMJS
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	106,309			
TOTAL MARKET OB/XF VALUE	11,810			
TOTAL LAND VALUE - MARKET	20,000			
TOTAL MARKET VALUE	138,119			
SOH/AGL Deduction	0			
ASSESSED VALUE	138,119			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	88,119			
TOTAL JUST VALUE	138,119			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	122,512			

5 YR PRCL CK, DEMO/PU XFOBS			
INCR EYB 2015-2017 PRMT OB21-000509			
CONF ADDED			
2021 TRIM RTND UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001019	NEW CIRCUIT HVAC	0	10/04/2021
21000509	REPL HVAC-CC	0	09/30/2021
17000615	RE-ROOF-CO	0	05/03/2017
2009728	GENERATOR	0	09/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1334/0695	10/30/2023	WD	Q	I	01	200,000
GRANTOR: DAVIS IAN SHANE						
GRANTEE: LARSON MATTHEW & SI						
1245/0225	12/22/2021	WD	Q	I	01	178,000
GRANTOR: GASUCAWA LLC						
GRANTEE: DAVIS IAN SHANE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 UOP=[YR=1993] N5 W13 S5 E13\$ W33 S25 E12 S1 E10 FOP=[YR=1993] S3 E6 N3 W6\$ E18 N4 E8 N22\$.	

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
3	0080	4' CHAINLI	0	100	0	0			13.00	100	1980	1980	3	20	143	
5	0050	CARPOR UN	0	100	10	19			9.00	100	1990	1990	3	47	804	
6	0090	CHAINLINK	0	100	0	0			12.00	100	1990	1990	3	20	840	
8	0955	PRIVACY FE	0	100	0	0			15.00	100	1990	1990	3	0	0	
9	0210	CONCRETE D	0	100	20	18			6.00	100	2012	2012	3	52	1,123	
10	0055	PORTABLE C	0	100	0	0			0.00	100	2016	2016	3	72	0	
11	0700	PORT BLDG	0	0	0	0			0.00	100	1990	1990	3	47	0	
16	0157	GENERATOR	0	100	0	0			8,900.00	100	2024	2022		100	8,900	

LAND DESCRIPTION		TOTAL OB/XF													11,810									
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							