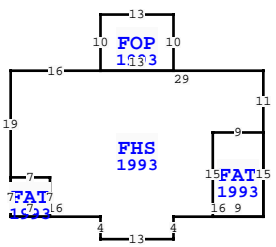
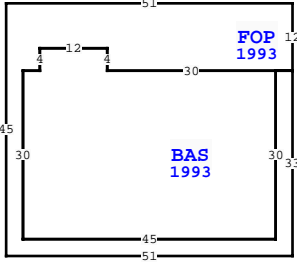
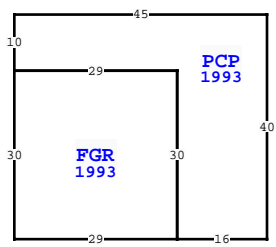


ELEMENT	CD	BUILDING CHARACTERISTICS
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 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
1	SINGLE FAM	100%	- 2019								
					Heated Area: 1765	HX Base Yr 2019					



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	122.200	1.40/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1993	1,398	157,486
FAT	49	20	1993	10	1,126
FAT	135	20	1993	27	3,042
FGR	870	50	1993	435	49,004
FHS	1,222	30	1993	367	41,343
FOP	130	30	1993	39	4,393
FOP	897	30	1993	269	30,303
PCP	930	10	1993	93	10,476
TOTALS	5,631			2,638	297,173

41 ROYSTER DR, CRAWFORDVILLE

BLD DATE	01/06/2017	MMSR	LGL DATE	
XF DATE	01/06/2017	MMSR	LAND DATE	01/06/2017
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
1	0371	FLOATING D	0	100	32	7	224.00	SF	20.00	20.00	100	1981	1981	3	20	896	
2	0371	FLOATING D	0	100	17	6	102.00	SF	20.00	20.00	100	1981	1981	3	20	408	
3	0210	CONCRETE D	0	100	66	13	858.00	SF	6.00	6.00	100	1993	1993	3	20	1,030	
4	0375	WOOD WALK	0	100	42	3	126.00	SF	15.00	15.00	100	2000	2000	3	20	378	
5	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2000	2000	3	20	1,500	
6	0006	ELECTRIC L	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2000	2000	3	20	1,700	
7	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
8	0820	SEAWALL,WO	0	100	0	0	100.00	LF	34.00	34.00	100	2000	2000	3	20	680	
9	0375	WOOD WALK	0	100	67	2	134.00	SF	15.00	15.00	100	2000	2000	3	20	402	
10	0210	CONCRETE D	0	100	30	17	510.00	SF	6.00	6.00	100	1993	1993	3	20	612	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				297,173	
TOTAL MARKET OB/XF VALUE				10,537	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				427,710	
SOH/AGL Deduction				66,360	
ASSESSED VALUE				361,350	
TOTAL EXEMPTION VALUE		HX HB WR		55,000	
BASE TAXABLE VALUE				306,350	
TOTAL JUST VALUE				427,710	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				430,418	
MM 5YR CK - DEMO XF0B					
COA PER OWNER					
PROVIDED COPY					
ADD HX AND WR FOR2019- CSINOS, DC UNRECORDED					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
16000986	REPAIR SEAWALL	0	10/05/2016		
16000728	RE-ROOF-CO	0	07/27/2016		
020428	N/A	0	12/13/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1000/0679	5/12/2016	WD Q	Q	I	01	295,000
GRANTOR: WOLLSCHLAGER THOMAS&H						
GRANTEE: CSINOS ALEXANDER S						
0896/0697	12/17/2012	TR U	U	I	19	100
GRANTOR: WOLLSCHLAGER THOMAS &						
GRANTEE: WOLLSCHLAGER THOMAS						

BUILDING NOTES												
FOP=[YR=1993] W51 PTR=W10 S2 PCP=[YR=1993] W45 S10 E29 S30 FGR=[YR=1993] N30 W29 S30 E29\$ E16 N40\$ N2 E10\$ S45 E51 N33 W3 S30 W45 N30 E3 N4 E12 S4 E30 BAS=[YR=1993] W30 N4 W12 S4 W3 S30 E45 N30\$ E3 PTR=E10 FHS=[YR=1993] S19 FAT=[YR=1993] E7 S7 W7 N7\$ S7 E16 S4 E13 N4 E16 N15 FAT=[YR=1993] W9 S15 E9 N15\$ N11 W29 FOP=[YR=1993] E13 N10 W13 S10\$ W16\$ W10\$ N12\$.												

BUILDING DIMENSIONS												
FOP=[YR=1993] W51 PTR=W10 S2 PCP=[YR=1993] W45 S10 E29 S30 FGR=[YR=1993] N30 W29 S30 E29\$ E16 N40\$ N2 E10\$ S45 E51 N33 W3 S30 W45 N30 E3 N4 E12 S4 E30 BAS=[YR=1993] W30 N4 W12 S4 W3 S30 E45 N30\$ E3 PTR=E10 FHS=[YR=1993] S19 FAT=[YR=1993] E7 S7 W7 N7\$ S7 E16 S4 E13 N4 E16 N15 FAT=[YR=1993] W9 S15 E9 N15\$ N11 W29 FOP=[YR=1993] E13 N10 W13 S10\$ W16\$ W10\$ N12\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000131	C	SFR CANAL	100		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000								

