



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	80		
Exterior Wall	05	HARDIE BRD	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floo	07	VYL PLANK	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	114,419
BAS	545	100	1999	545	59,960
DCK	171	10	1993	17	1,871
DCK	50	10	2000	5	550
DCK	482	10	2017	48	5,281
DCK	110	10	2019	11	1,210
DCK	180	10	2019	18	1,981
DCK	182	10	2022	18	1,981
FSP	243	55	2000	134	14,742
PCP	1,710	10	1993	171	18,813
TOTALS	5,105			2,035	223,885

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	123.2000	117.04	238,176	1980	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2016 Heated Area: 1585 HX Base Yr 2016											

** This building has 12 Sub-Areas
46 GULF BREEZE DR, CRAWFORDVILLE

BLD DATE	10/22/2021	MMJS	LGL DATE	
XF DATE	10/22/2021	MMJS	LAND DATE	10/22/2021 MMJS
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		223,885	
TOTAL MARKET OB/XF VALUE		31,596	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		335,481	
SOH/AGL Deduction		130,287	
ASSESSED VALUE		205,194	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		155,194	
TOTAL JUST VALUE		335,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,965	

NOTE - GENERATOR IS ON PROPERTY
NEW ROOF; PU DCK IN TRAVERSE - CC MAR2022
MM PERMIT CK; ADJ EYB FROM 2013 - 2017 FOR
VERIFIED FIELD CHECK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001131	DECK-CC	0	11/29/2021
21000791	BOATHOUSE W/LIFT	0	08/12/2021
19000935	DECK-CO	0	07/15/2019
18000710	SEAWALL	0	07/02/2018
18000681	GENERATOR-CO	0	06/22/2018
18000666	UG PROPANE	0	06/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0443	9/21/2015	WD	U	I	12	124,000

GRANTOR: BRANCH BANKING & TRUS
GRANTEE: HENSON ANNE E
0916/0720 7/25/2013 CT U I 11 100
GRANTOR: CIRCUIT COURT / YATES
GRANTEE: BRANCH BANKING & TR

EXTRA FEATURES	
L N	OB/XF CODE

BUILDING NOTES
BUILDING DIMENSIONS

DCK=[YR=1993] W19 S9 E16 BAS=[YR=1993] W16 N10 DCK=[YR=2017] S1 E8 N5 E8 U10 L4 W19 DCK=[YR=2019] E19 N9 W20 PTR=W6 DCK=[YR=2019] W12 D10 R2 E10 N10\$ E6\$ S9 E1\$ W1 L4 D10 W16 S14 E9 N10 E19\$ W14 DCK=[YR=2000] W5 S10 E5 N10\$ S40 BAS=[YR=1999] N19 W3 L4 U4 W4 L4 D4 W12 UST=[YR=2000] E2 N11 FSP=[YR=2000] S11 E10 R4 U4 E4 R4 D4 E3 N11 W25\$ W2 S11\$ S19 E27\$ E30 PTR=E15 PCP=[YR=1993] E57 N30 PTO=[YR=2019] N10 W37 S10 E37\$ W57 S30\$ W15\$ N30\$ E3 N9\$ PTR= N35 W60 S30 DCK=[YR=2022] S14 E13 N14 W13\$ N30 E60 S35\$.

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	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	1999	1999	3	20	19	
2	0211	CONCRETE W	0	100	18	3	54.00	SF	6.00	6.00	100	1999	1999	3	20	65	
3	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2016	2016	3	86	8,600	
4	0840	SEAWALL RI	0	100	0	0	62.00	LF	38.00	38.00	100	2018	2018	3	80	1,885	
5	0330	BOAT SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2021	2021	3	93	4,018	
6	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2021	2021	3	93	6,975	
7	0375	WOOD WALK	0	100	60	4	240.00	SF	15.00	15.00	100	2021	2021	3	93	3,348	
8	0375	WOOD WALK	0	100	18	5	90.00	SF	15.00	15.00	100	2021	2021	3	93	1,256	
9	0375	WOOD WALK	0	100	25	7	175.00	SF	15.00	15.00	100	2021	2021	3	93	2,441	
10	0375	WOOD WALK	0	100	25	7	175.00	SF	15.00	15.00	100	2021	2021	3	93	2,441	

LAND DESCRIPTION		TOTAL OB/XF														31,048								
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			64.00	125.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							



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