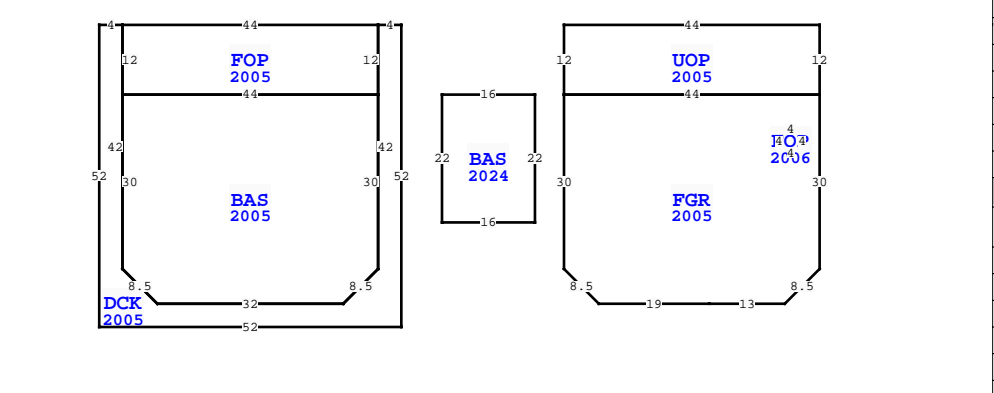




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
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			
0100	01	4,712	135.4000	180.08	848,537	2005	2005	0	0	0	18.00	82.00		
1 SINGLE FAM 0% - 0 Heated Area: 3448 HX Base Yr														



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	1,548	100	2005	1,548	228,586
BAS	352	100	2024	352	51,978
DCK	628	10	2005	63	9,303
FGR	1,548	50	2005	774	114,293
FOP	528	30	2005	158	23,331
FOP	528	30	2005	158	23,331
FOP	16	30	2006	5	738
FUS	1,548	100	2005	1,548	228,586
UOP	528	20	2005	106	15,652
TOTALS	7,224			4,712	695,800

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		695,800			
TOTAL MARKET OB/XF VALUE		8,896			
TOTAL LAND VALUE - MARKET		120,000			
TOTAL MARKET VALUE		824,696			
SOH/AGL Deduction		23,001			
ASSESSED VALUE		801,695			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		801,695			
TOTAL JUST VALUE		824,696			
NCON VALUE		51,978			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		765,053			
PU NEW BAS IN TOP OF GARAGE PER FLYNN (PICS DID N					
MM 5YR CK, CHG FLOR TO 12 & 11 @20%, PU BAS IN TRA					
CORRECT XFOB LN 3-5					
5 YR PRCL CHK CHG RCVR DEK XFOB LN 11					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB23-000271	HVAC CHANGE OUT		05/31/2023		
2044242	DOCK/SEAWALL	0	04/21/2011		
2006577	REMODEL RESIDENTI	0	03/31/2006		
32477	SFD-CO	0	10/02/2004		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0471/0483	1/21/2003	QC	U	V		100
GRANTOR: ANDREWS JEFFREY D						
GRANTEE: ANDREWS JEFFREY D						
0471/0482	1/21/2003	WD	Q	V		143,000
GRANTOR: ANDREWS JEFFREY D						
GRANTEE: ANDREWS JEFFREY D						

EXTRA FEATURES 81 ROYSTER DR, 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	0060	DECK WOOD	0	0	0	0		103.00	SF	5.00	5.00	100	2005	2005	3	20	103
2	0371	FLOATING D	0	0	21	10		210.00	SF	20.00	20.00	100	1990	1990	3	20	840
3	0375	WOOD WALK	0	0	6	34		204.00	SF	15.00	15.00	100	1990	1990	3	20	612
4	0371	FLOATING D	0	0	21	10		210.00	SF	20.00	20.00	100	1990	1990	3	20	840
5	0371	FLOATING D	0	0	6	5		30.00	SF	20.00	20.00	100	1990	1990	3	20	120
6	0210	CONCRETE D	0	0	0	0		1,562.00	SF	6.00	6.00	100	2006	2006	3	27	2,530
7	0211	CONCRETE W	0	0	39	3		117.00	SF	6.00	6.00	100	2006	2006	3	27	190
8	0371	FLOATING D	0	0	10	18		180.00	SF	20.00	20.00	100	2011	2011	3	47	1,692
9	0371	FLOATING D	0	0	10	18		180.00	SF	20.00	20.00	100	2011	2011	3	47	1,692
10	0335	ALUMINUM W	0	0	12	4		48.00	SF	17.00	17.00	100	2008	2008	3	34	277

BUILDING NOTES						
BLD DATE 05/23/2018 MMTF LGL DATE 05/23/2018 MMTF						
XF DATE 01/12/2015 MMSR LAND DATE						
INC DATE AG DATE						

BUILDING DIMENSIONS						
BAS=[YR=2005;ORIG=-42,42] W44 S30 D6R6 E32 U6R6 N30 \$						
FUS=[YR=2005;ORIG=-57,-18] W44 S30 D6R6 E32 U6R6 N30 \$						
FGR=[YR=2005;ORIG=34,42] W44 S30 D6R6 E19 E13 U6R6 N30 \$						
DCK=[YR=2005;ORIG=-42,30] S42 D6L6 W32 U6L6 N42 W4 S52 E52 N52 W4 \$						
FOP=[YR=2005;ORIG=-42,30] W44 S12 E44 N12 \$						
FOP=[YR=2005;ORIG=-57,-30] W44 S12 E44 N12 \$						
UOP=[YR=2005;ORIG=-10,30] S12 E44 N12 W44 \$						
FOP=[YR=2006;ORIG=31,48] W4 S4 E4 N4 \$						
PTR=[ORIG=-48,0] W10 E10 \$						
PTR=[ORIG=-4,0] E10 W10 \$						
BAS=[YR=2024;ORIG=-15,42] W16 S22 E16 N22 \$						

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	000131	C	SFR CANAL	0		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							