

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
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%	- 2022									
			Heated Area: 2600				HX Base Yr 2022					

BLD DATE	03/05/2021	MMLB	LGL DATE	
XF DATE	03/05/2021	MMLB	LAND DATE	03/05/2021
INC DATE			AG DATE	

Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	381.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2021	1,300	160,855
DCK	24	10	2021	2	248
DCK	80	10	2021	8	990
FOP	60	30	2021	18	2,228
FOP	80	30	2021	24	2,969
FOP	412	30	2021	124	15,343
FOP	412	30	2021	124	15,343
FUS	1,300	100	2021	1,300	160,855
PCP	1,890	10	2021	189	23,386
TOTALS	5,558			3,089	382,217

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	0210	CONCRETE D	0	100	0	0	1,646.00	SF	6.00	6.00	100	2021	2021	3	93	9,185	
2	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	29,000.00	100	2021	2021	3	96	27,840	
3	0209	CONCRETE P	0	100	0	0	662.00	SF	8.00	8.00	100	2021	2021	3	93	4,925	
4	0209	CONCRETE P	0	100	124	3	372.00	SF	8.00	8.00	100	2021	2021	3	93	2,768	
5	0230	POOL, CONCR	0	100	28	14	392.00	SF	65.00	65.00	100	2021	2021	3	93	23,696	
6	0209	CONCRETE P	0	100	0	0	221.00	SF	8.00	8.00	100	2021	2021	3	93	1,644	
7	0125	MTL/VYL AC	0	100	0	0	623.00	LF	19.00	19.00	100	2021	2021	3	93	11,008	
8	0350	BOATDOCK A	0	100	20	10	200.00	SF	26.40	26.40	100	2021	2021	GD	93	4,910	
9	0335	ALUMINUM W	0	100	18	3	54.00	SF	17.00	17.00	100	2021	2021	3	93	854	
10	0330	BOAT SHED	0	100	25	13	325.00	SF	15.00	15.00	100	2021	2021	3	93	4,534	

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
13 WALKER CREEK DR, CRAWFORDVILLE																	

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

TOTAL OB/XF																								
													91,364											

WAKULLA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY													
Tax Group: 3										Tax Dist:		STANDARD	
BUILDING MARKET VALUE												382,217	
TOTAL MARKET OB/XF VALUE												108,917	
TOTAL LAND VALUE - MARKET												120,000	
TOTAL MARKET VALUE												611,134	
SOH/AGL Deduction												75,117	
ASSESSED VALUE												536,017	
TOTAL EXEMPTION VALUE										HX HB		50,000	
BASE TAXABLE VALUE												486,017	
TOTAL JUST VALUE												611,134	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												546,446	
CHANGE FOUNDATION FROM SLAB TO CONCRETE PILING P/U													
PU NEW SFD; & XFOB LN 1-12, DEL XFOB LN 13													
COA PER NCOA REPORT													
COA PER FORM 3547													
PERMIT NUM	DESCRIPTION		AMT	ISSUED									
20001150	DOCKS-CO		0	12/14/2020									
2000576	SWIMMING POOL-CO		0	06/23/2020									
19001445	SFD-CO		0	12/26/2019									

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE						
1053/0582	11/09/2017	WD	Q	V	01	90,000						
GRANTOR: CASH MARY CHRISTINE												
GRANTEE: CHATANI GANESH & RA												
1044/0827	8/11/2017	WD	Q	V	01	66,000						
GRANTOR: JUNG CARMEN D TRUSTEE												
GRANTEE: CASH MARY CHRISTINE												

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2021] W9 N2 W14 S2 W9 S12 E32 BAS=[YR=2021] W32 PTR=W15 FOP=[YR=2021] N12 W9 N2 W14 S2 W9 S12 E32\$												
FUS=[YR=2021] W32 S40 E22 S2 E10 N42\$ E15\$ S40 DCK=[YR=2021] N20 W4 S20 E4\$ E22 S2 E10 FOP=[YR=2021] W10 S6 DCK=[YR=2021] N8 W3 S8 E3\$ E10 PTR=E10 PCP=[YR=2021] E32 FOP=[YR=2021] W10 S8 E10 N8\$ N18 W6 N5 E6 N37 W32 S60\$ W10\$ N6\$ N42\$ N12\$.												

