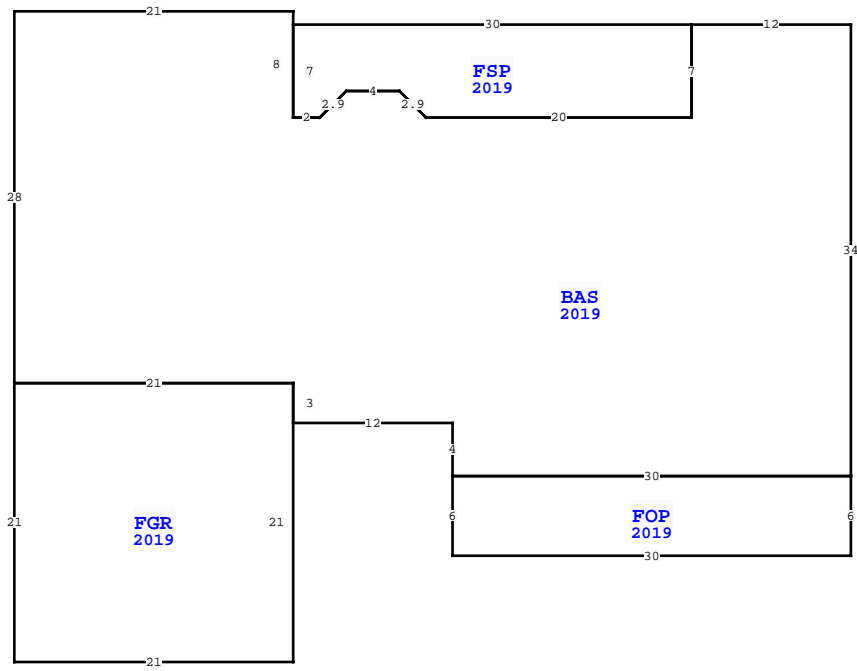




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
349.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2019	1,770	187,422
FGR	441	50	2019	220	23,295
FOP	180	30	2019	54	5,718
FSP	198	55	2019	109	11,542
TOTALS	2,589			2,153	227,977

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,153	116.1000	110.30	237,476	2019	2019	0	0	4.00	96.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1770 HX Base Yr 2020												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,977	
TOTAL MARKET OB/XF VALUE		8,303	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		301,280	
SOH/AGL Deduction		49,378	
ASSESSED VALUE		251,902	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		201,902	
TOTAL JUST VALUE		301,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,141	
2020 HX APPLIED - INYANG			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000712	SFD-CO	0	04/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/0199	10/18/2019	WD	Q	I	01	239,900
GRANTOR: M & R CONSTRUCTION &						
GRANTEE: INYANG SHONDELLE &						
1128/0196	10/17/2019	QC	U	V	11	280,500
GRANTOR: LEWIS PROPERTIES LLC						
GRANTEE: M & R CONSTRUCTION						

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	0210	CONCRETE D	0 100	94 12	1,128.00	SF	6.00	6.00	100	2019	2019	3	85	5,753	
2	0210	CONCRETE D	0 100	0 0	290.00	SF	6.00	6.00	100	2019	2019	3	85	1,479	
3	0211	CONCRETE W	0 100	70 3	210.00	SF	6.00	6.00	100	2019	2019	3	85	1,071	

TOTAL OB/XF												
8,303												
81 EVERGREEN DR, CRAWFORDVILLE												
BLD DATE		10/14/2019		MMSR		LGL DATE		01/16/2007		JBHC		
XF DATE		10/14/2019		MMSR		LAND DATE						
INC DATE						AG DATE						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W12 S7 W20 L2 U2 W4 L2 D2 W2 FSP=[YR=2019] E2 R2 U2 E4 R2 D2 E20 N7 W30 S7\$ N8 W21 S28 E21												
FGR=[YR=2019] W21 S21 E21 N21\$ S3 E12 S4 E30 FOP=[YR=2019] W30 S6 E30 N6\$ N34\$.												

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							