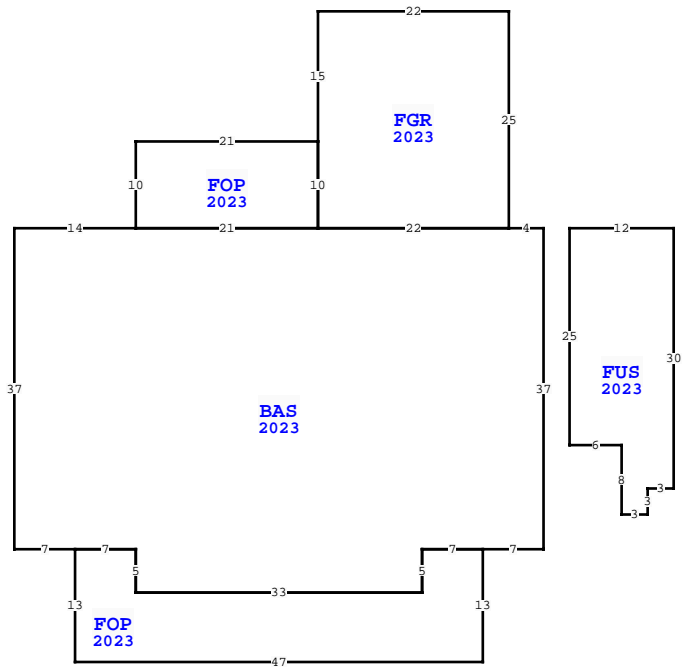




ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	90	
Roof Cover	13	GALVALUM	10		
Interior Wall	05	DRYWALL	100		
Interior Floo	03	CONC	FINSH	100	
Ceiling	09	9 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		3	100		
Stories	1.5	1.5	100		
Units		0	100		
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100	2023	2,422	246,899
FGR	550	50	2023	275	28,034
FOP	210	30	2023	63	6,422
FOP	446	30	2023	134	13,660
FUS	339	100	2023	339	34,558
TOTALS	3,967			3,233	329,572

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,233	107.3000	101.94	329,572	2023	2023	0	0	0	0.00	100.00
1 SINGLE FAM 0% - 2024 Heated Area: 2761 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		377,166	
TOTAL MARKET OB/XF VALUE		19,262	
TOTAL LAND VALUE - MARKET		61,400	
TOTAL MARKET VALUE		457,828	
SOH/AGL Deduction		17,627	
ASSESSED VALUE		440,201	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		440,201	
TOTAL JUST VALUE		457,828	
NCON VALUE		367,768	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,108	
FR - DEMO OLD MH & XFOB, PU NCON & XFOBS. 12-05-20			
ADDRESS CLEAN UP - MV TO LN 1			
2004 NEW ROOF.			
JS 5 YR CK, CH RCVR, DEMO XFOB, ADJ EYB 2001-			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000062	SFD-CO	0	02/16/2023
B23-000125	CARPORT-CC	0	02/16/2023
028472	MECH	0	12/18/2001
028358	DWMH	0	12/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0788	8/06/2014	WD	U	I	11	100
GRANTEE: PEDLER ROBERT H & JAN						
GRANTEE: PALMER RILEY & PEDL						
0787/0104	12/29/2008	WD	Q	I		150,000
GRANTEE: PEDLER STEFAN AKA ST						
GRANTEE: PEDLER ROBERT H & P						

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	0080	4' CHAINLI	0	0	0	0	220.00	LF	13.00	13.00	100	2008	2008	3	34	972		
2	0100	6" CHAINLI	0	0	0	0	826.00	LF	19.00	19.00	100	2008	2008	3	34	5,336		
3	0700	PORT BLDG	0	0	30	12	360.00	SF	8.00	8.00	100	2006	2006	3	66	1,901		
4	0700	PORT BLDG	0	0	12	8	96.00	SF	8.00	8.00	100	2004	2004	3	62	476		
5	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2005	2005	3	24	259		
7	0700	PORT BLDG	0	0	16	10	160.00	SF	8.00	8.00	100	2001	2001	3	58	742		
9	0210	CONCRETE D	0	0	0	0	1,205.00	SF	6.00	6.00	100	2024	2023	AV	100	7,230		
10	0211	CONCRETE W	0	0	3	4	12.00	SF	6.00	6.00	100	2024	2023	AV	100	72		
11	0211	CONCRETE W	0	0	3	6	18.00	SF	6.00	6.00	100	2024	2023	AV	100	108		
12	0100	6" CHAINLI	0	0	0	0	114.00	LF	19.00	19.00	100	2024	2023	AV	100	2,166		
TOTALS													3,967			3,233	329,572	

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	000100	C	SFR	0		AG	0.00	0.00	6.14	AC		1.00	1.00	1.00	10,000.00	10,000.00	61,400							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Heating Type	03	FORCED AIR	100
Air Condition	02	WINDOW	100
Bedrooms		0	100
Bathrooms		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	2016
PTO	36	5	2016
TOTALS	516		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	482	86.2750	43.14	20,793	2016	2016	0	0	8.75	91.25	
2 WKSHP/BARN		0% - 0	Heated Area: 480			HX Base Yr						
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">12 40 BAS 2016 40 12 PTO 2016 3</p> </div>												
TOTALS				516	482	18,974						

WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				377,166	
TOTAL MARKET OB/XF VALUE				19,262	
TOTAL LAND VALUE - MARKET				61,400	
TOTAL MARKET VALUE				457,828	
SOH/AGL Deduction				17,627	
ASSESSED VALUE				440,201	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				440,201	
TOTAL JUST VALUE				457,828	
NCON VALUE				367,768	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				127,108	
5 YR PRCL CH, PU BLDG CARD 2					
TC COA FORM FROM JANICE PEDLER 385-3773					
NEW TRAV					
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 2-8					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0948/0788	8/06/2014	WD U	I	11	100
GRANTOR: PEDLER ROBERT H & JAN					
GRANTEE: PALMER RILEY & PEDL					
0787/0104	12/29/2008	WD Q	I		150,000
GRANTOR: PEDLER STEFAN AKA ST					
GRANTEE: PEDLER ROBERT H & P					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2016] W12 S40 PTO=[YR=2016] S3 E12 N3 W12\$ E12 N40\$.					

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																		
1886 BLOXHAM CUTOFF RD, CRAWFORDVILLE																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>06/09/2017</td> <td>FRSR</td> <td>LGL DATE</td> <td>06/09/2017</td> <td>FRSR</td> </tr> <tr> <td>XF DATE</td> <td>06/09/2017</td> <td>FRSR</td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>													BLD DATE	06/09/2017	FRSR	LGL DATE	06/09/2017	FRSR	XF DATE	06/09/2017	FRSR	LAND DATE			INC DATE			AG DATE		
BLD DATE	06/09/2017	FRSR	LGL DATE	06/09/2017	FRSR																									
XF DATE	06/09/2017	FRSR	LAND DATE																											
INC DATE			AG DATE																											

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		
0																										

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	02	WINDOW	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2023
TOTALS	720		28,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	WKSHP/BARN	0%	- 2024		28,620	2023	2023	0	0	0.00	100.00
				Heated Area: 720	HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>											
BLD DATE	06/09/2017	FRSR	LGL DATE	06/09/2017	FRSR						
XF DATE	06/09/2017	FRSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			377,166
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SOH/AGL Deduction			17,627
ASSESSED VALUE			440,201
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			440,201
TOTAL JUST VALUE			457,828
NCON VALUE			367,768
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,108
RP # 12291412 & 12291413			
ADD CHG PER TC			
LAND VALUE INC. PER J.B.			
CK HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/0788	8/06/2014	WD	U	I	11	100
GRANTOR: PEDLER ROBERT H & JAN						
GRANTEE: PALMER RILEY & PEDL						
0787/0104	12/29/2008	WD	Q	I		150,000
GRANTOR: PEDLER STEFAN AKA ST						
GRANTEE: PEDLER ROBERT H & P						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1886 BLOXHAM CUTOFF RD, CRAWFORDVILLE											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=10,10] S18 E40 N18 W40 \$			

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