

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,960	112.0000	106.40	208,544	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1868 HX Base Yr 2024													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/04/2020 RTJT
INC DATE		AG DATE	

Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	186	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2023	1,868	198,755
FOP	12	30	2023	4	426
FOP	120	30	2023	36	3,830
FSP	80	55	2023	44	4,682
PTO	160	5	2023	8	851
TOTALS	2,240			1,960	208,544

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	0025	BARN, POLE	0 100	48	32	1,536.00	SF	12.50	12.50	100	2020	2020	3	89	17,088	
2	0210	CONCRETE D	0 100	24	25	600.00	SF	6.00	6.00	100	2024	2023	AV	100	3,600	
3	0211	CONCRETE W	0 100	0	0	63.00	SF	6.00	6.00	100	2024	2023	AV	100	378	
4	0625	PORT WD UT	0 100	12	10	120.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
5	0029	Barn Lean-	0 100	48	12	576.00	SF	8.00	8.00	100	2024	2020	AV	89	4,101	

48 WILDFLOWER LN, CRAWFORDVILLE													
TOTAL OB/XF 25,167													

LAND DESCRIPTION										TOTAL OB/XF 25,167														
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		AG	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/11/2023 BY JS Total Acres: 5.67 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/29/2026 BY SYS																								
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			208,544
TOTAL MARKET OB/XF VALUE			25,167
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			293,711
SOH/AGL Deduction			0
ASSESSED VALUE			293,711
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			243,711
TOTAL JUST VALUE			293,711
NCON VALUE			216,623
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,051
JS/CT PU NCON / XF0B 12-11-2023			
COA PER USPS FORM 3547			
5 YR PRCL CK, PU XF0B LN 1			
COA PER NCOA MOVED ACCNT REPORT WCPA TRIM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001011	SFD-CO	0	10/13/2022
20000256	POLE BARN-CO	0	03/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/0136	12/20/2019	WD	Q	V	01	57,500
GRANTOR: BRANDON JENNIFER C &						
GRANTEE: PHILLIPS MATTHEW V						
1108/0041	4/23/2019	WD	Q	V	01	52,000
GRANTOR: PAULSON CYNTHIA DIANN						
GRANTEE: BRANDON JENNIFER C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=30,20] E12 S8 E10 N8 E30 S5 W4 S3 E4 S32 W16 N5 W24 S5 W12 N40 \$
FSP=[YR=2023;ORIG=42,20] E10 S8 W10 N8 \$
FOP=[YR=2023;ORIG=78,25] E4 S3 W4 N3 \$
FOP=[YR=2023;ORIG=42,55] E24 S5 W24 N5 \$
PTO=[YR=2023;ORIG=42,4] E10 S16 W10 N16 \$