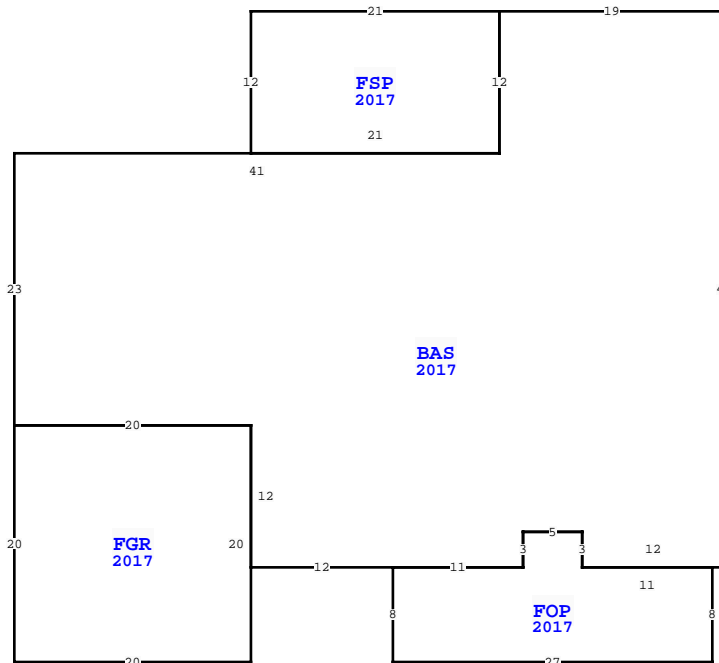


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	4 100
Bathrooms	3 100
Story Height	0 100
Stories	1. 1. 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	2,481	123.5000	117.32	291,071	2017	2017	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2019 Heated Area: 2073 HX Base Yr 2019												



Quality	03 AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	2 MKT AREA 10				
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2017	2,073	228,612
FGR	400	50	2017	200	22,056
FOP	231	30	2017	69	7,609
FSP	252	55	2017	139	15,329
TOTALS	2,956			2,481	273,607

744 LONNIE RAKER LN, CRAWFORDVILLE

BLD DATE	03/16/2022	FRFR	LGL DATE	
XF DATE	10/24/2017	FRSR	LAND DATE	10/24/2017
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			280,049
TOTAL MARKET OB/XF VALUE			29,920
TOTAL LAND VALUE - MARKET			48,600
TOTAL MARKET VALUE			358,569
SOH/AGL Deduction			65,780
ASSESSED VALUE			292,789
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			242,789
TOTAL JUST VALUE			358,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,493
PRMT CK FR PU XFOB X3			
FOUND MY PAPER WORK ON DOCUMENT MANAGER			
FR KEYED THE UDG INTO THE SYSTEM			
UDG WAS NOT KEYED INTO THE SYSTEM IN 2017			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00035	IN-GROUND POOL-CC	0	12/30/2021
17000686	SFD-CO	0	06/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/0053	10/31/2018	WD Q	Q	I	01	347,000
GRANTOR: BOWEN ROBERT III & KR						
GRANTEE: DUGGAR JARROD T & J						
1050/0430	10/10/2017	WD Q	Q	I	01	334,350
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: BOWEN ROBERT III &						

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	0	0	1,354.00	SF	6.00	6.00	100	2017	2017	3	76	6,174	
2	0211	CONCRETE W	0	100	67	4	268.00	SF	6.00	6.00	100	2017	2017	3	76	1,222	
3	0125	MTL/VYL AC	0	100	0	0	198.00	LF	19.00	19.00	100	2022	2022	3	97	3,649	
4	0225	POOL, FIBER	0	100	27	11	297.00	SF	50.00	50.00	100	2022	2022	3	97	14,405	
5	0211	CONCRETE W	0	100	0	0	768.00	SF	6.00	6.00	100	2022	2022	3	97	4,470	

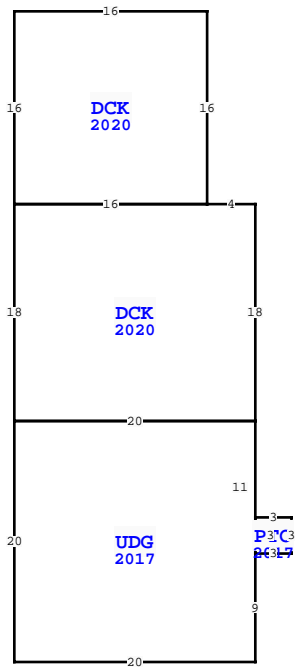
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W19 FSP=[YR=2017] W21 S12 E21 N12\$ S12 W41 S23 FGR=[YR=2017] S20 E20 N20 W20\$ E20 S12 E12 FOP=[YR=2017] S8 E27 N8 W11 N3 W5 S3 W11\$ E11 N3 E5 S3 E12 N47\$.

LAND DESCRIPTION																								
TOTAL OB/XF 29,920																								
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	4.86	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,600							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Heating Type	01 NONE 100
Air Condition	01 NONE 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100
Quality	03 AVERAGE
DOR CODE	0100 SINGLE FAMILY
MAP NUM	2 MKT AREA 10
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
DCK	256 10 2020 26 594
DCK	360 10 2020 36 823
PTO	9 5 2017 0 0
UDG	400 55 2017 220 5,025
TOTALS	1,025 282 6,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 SFR UFGR		100%	- 2019	24.30	6,853	2017	2017	0	0	6.00	94.00
				Heated Area: 0					HX Base Yr 2019		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			280,049
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TOTAL MARKET VALUE			358,569
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ASSESSED VALUE			292,789
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			242,789
TOTAL JUST VALUE			358,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,493
ADD HX/PORT FOR 2019- DUGGAR			
COA PER WAK TCO H9'D VERIFY HX			
ADD HX FOR 2018			
5 YR PRCL CH, PU NEW SFD 7 XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1091/0053	10/31/2018	WD Q	I 01 347,000
GRANTOR: BOWEN ROBERT III & KR			
GRANTEE: DUGGAR JARROD T & J			
1050/0430	10/10/2017	WD Q	I 01 334,350
GRANTOR: PAFFORD PROPERTIES &			
GRANTEE: BOWEN ROBERT III &			
BUILDING NOTES			
BUILDING DIMENSIONS			
DCK=[YR=2020] W4 DCK=[YR=2020] N16 W16 S16 E16\$ W16 S18 E20			
UDG=[YR=2017] W20 S20 E20 N9 PTO=[YR=2017] E3 N3 W3 S3 \$ N11\$ N18\$.			

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
744 LONNIE RAKER LN, CRAWFORDVILLE																
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV