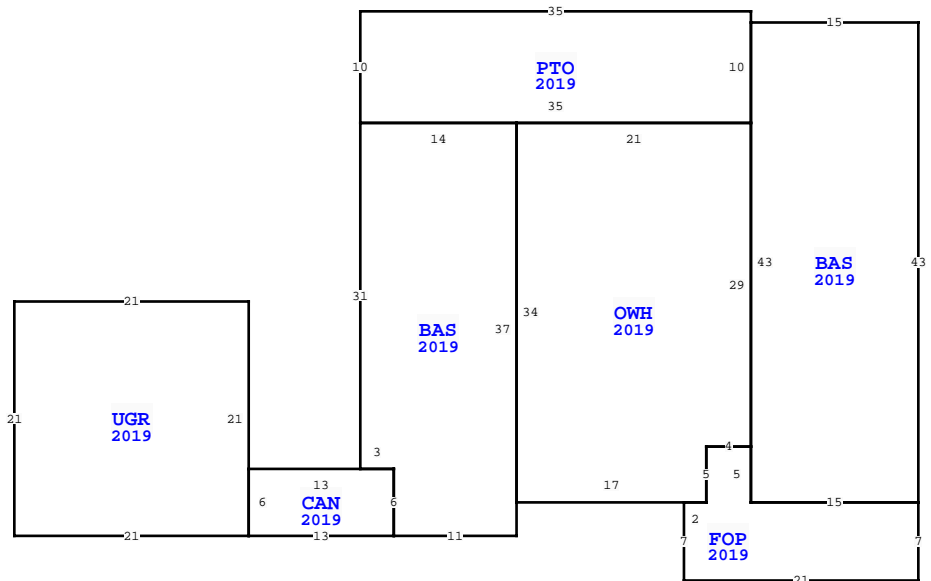


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY	TILE	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4	100		
Bathrooms		2	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	01		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2019	500	59,280
BAS	645	100	2019	645	76,472
CAN	78	30	2019	23	2,727
FOP	167	30	2019	50	5,928
OWH	694	100	2019	694	82,281
PTO	350	5	2019	18	2,134
UGR	441	40	2019	176	20,867
TOTALS	2,875			2,106	249,687

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%	- 2020								
Heated Area: 1839			HX Base Yr 2020								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,508	
TOTAL MARKET OB/XF VALUE		41,682	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		390,290	
SOH/AGL Deduction		107,993	
ASSESSED VALUE		282,297	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		232,297	
TOTAL JUST VALUE		390,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,732	
5 YR PRCL CK, PU BLDG 2			
5 YR PRCL CK, PU XFOB LN 4-7			
ADD HX & PORT FOR 2020- MILLER			
5 YR PRCL CH, PU XFOB LN 1-3, PU NEW SFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001516	SHED-CO	0	12/10/2019
19001528	POOL-CO	0	12/09/2019
18001110	SFD-CO	0	11/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/0377	10/29/2019	WD	Q	I	01	285,000
GRANTOR: JOINER APRIL RENEE &						
GRANTEE: MILLER JENNIFER L &						
1107/0647	4/24/2019	WD	Q	I	01	259,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: JOINER APRIL RENEE						

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	122	16	1,952.00	SF	6.00	6.00	100	2019	2019	3	85	9,955	
2	0210	CONCRETE D	0	100	0	0	288.00	SF	6.00	6.00	100	2019	2019	3	85	1,469	
3	0211	CONCRETE W	0	100	81	4	324.00	SF	6.00	6.00	100	2019	2019	3	85	1,652	
4	0955	PRIVACY FE	0	100	0	0	378.00	LF	15.00	15.00	100	2020	2020	3	97	5,500	
5	0225	POOL, FIBER	0	100	30	15	450.00	SF	50.00	50.00	100	2020	2020	3	89	20,025	
6	0211	CONCRETE W	0	100	0	0	489.00	SF	6.00	6.00	100	2020	2020	3	89	2,611	
7	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	2020	2020	3	89	470	
TOTALS																41,682	

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
1	000100	C	SFR	100			0.00	0.00	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							

ELEMENT	CD	CONSTRUCTION			
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	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 01			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	360	20	2020	72	1,637
UGR	900	40	2020	360	8,184
TOTALS	1,260			432	9,821

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%	- 2020								
				Heated Area: 0			HX Base Yr	2020			

UCP
2020

UGR
2020

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			259,508
TOTAL MARKET OB/XF VALUE			41,682
TOTAL LAND VALUE - MARKET			89,100
TOTAL MARKET VALUE			390,290
SOH/AGL Deduction			107,993
ASSESSED VALUE			282,297
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			232,297
TOTAL JUST VALUE			390,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,732
2019 AG RENEWAL REC'D			
000-04299-001			
PHASE III OF SCENIC STREAM PHASE III			
33.736 AC S/O FROM PRNT PRCL TO CREATE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1129/0377	10/29/2019	WD Q	I 01
			SALE PRICE
			285,000
GRANTOR: JOINER APRIL RENEE &			
GRANTEE: MILLER JENNIFER L &			
1107/0647	4/24/2019	WD Q	I 01
GRANTOR: BCB FLP 1 LLC			
GRANTEE: JOINER APRIL RENEE			
BUILDING NOTES			
BUILDING DIMENSIONS			
UGR=[YR=2020] W30 S30 UCP=[YR=2020] N30 W12 S30 E12\$ E30 N30\$.			

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

TOTAL OB/XF									
0									
158 SCENIC STREAM CIR, CRAWFORDVILLE									

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