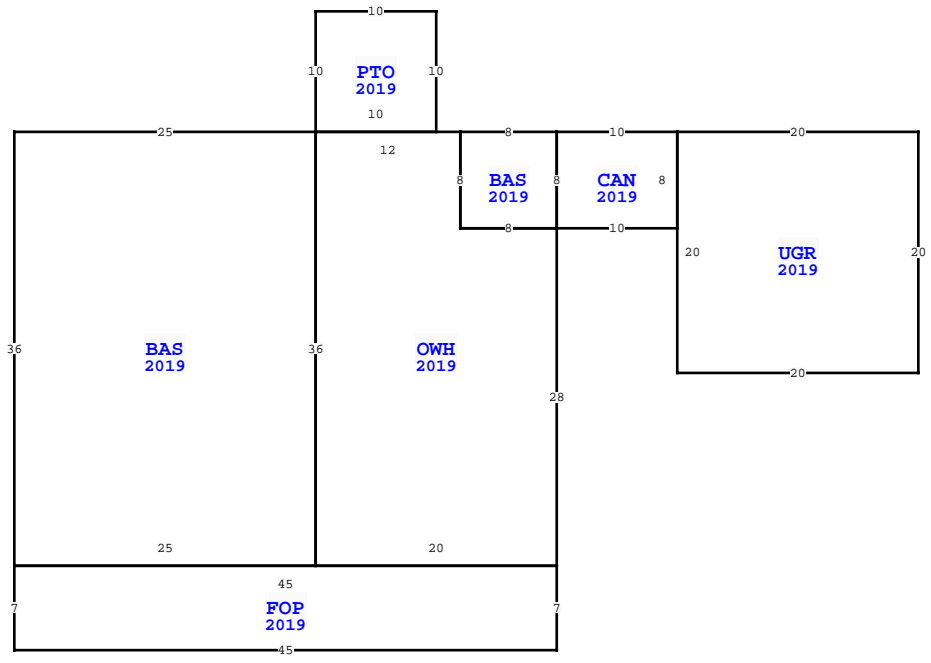


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
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	1,903	112.2000	143.90	273,842	2019	2019	0	0	4.00	96.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1620 HX Base Yr 2024													



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 01			
NEIGHBORHOOD/LOC	383.00	1.35/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	2019	64	8,842
BAS	900	100	2019	900	124,330
CAN	80	30	2019	24	3,316
FOP	315	30	2019	94	12,986
OWH	656	100	2019	656	90,622
PTO	100	5	2019	5	691
UGR	400	40	2019	160	22,103
TOTALS	2,515			1,903	262,888

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			262,888
TOTAL MARKET OB/XF VALUE			3,998
TOTAL LAND VALUE - MARKET			82,800
TOTAL MARKET VALUE			349,686
SOH/AGL Deduction			0
ASSESSED VALUE			349,686
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			299,686
TOTAL JUST VALUE			349,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,307
PU NEW WORKSHOP			
COA PER USPS FORM 3547			
COA PER NCOA REPORT			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001189	POLE BARN W/ELECT		11/16/2023
18001282	SFD-CO	0	11/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/0152	2/24/2023	WD Q	Q	I	01	360,000
GRANTOR: LANCASTER MICHAEL L						
GRANTEE: SHIRAH JASON K & JO						
1195/0338	2/01/2021	QC U	I	30		100
GRANTOR: LANCASTER ANGELA						
GRANTEE: LANCASTER MICHAEL						

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	20	16	320.00	SF	8.10	8.10	100	2019	2019	3	85	2,203	
2	0211	CONCRETE W	0	100	44	4	176.00	SF	8.10	8.10	100	2019	2019	3	85	1,212	
3	0955	PRIVACY FE	0	100	0	0	30.00	LF	20.25	20.25	100	2019	2019		96	583	

178 SCENIC STREAM CIR, CRAWFORDVILLE													
BLD DATE	06/20/2019	MMSR	LGL DATE										
XF DATE	06/20/2019	MMSR	LAND DATE	06/20/2019 MMSR									
INC DATE			AG DATE										
TOTAL OB/XF 3,998													

BUILDING NOTES													
BAS=[YR=2019] W8 S8 E8 OWH=[YR=2019] W8 N8 W12 PTO=[YR=2019] E10 N10 W10 S10\$ BAS=[YR=2019] W25 S36 E25 N36\$ S36 E20 FOP=[YR=2019] W45 S7 E45 N7\$ N28 \$ CAN=[YR=2019] E10 N8 UGR=[YR=2019] S20 E20 N20 W20\$ W10 S8\$ N8\$.													

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	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							