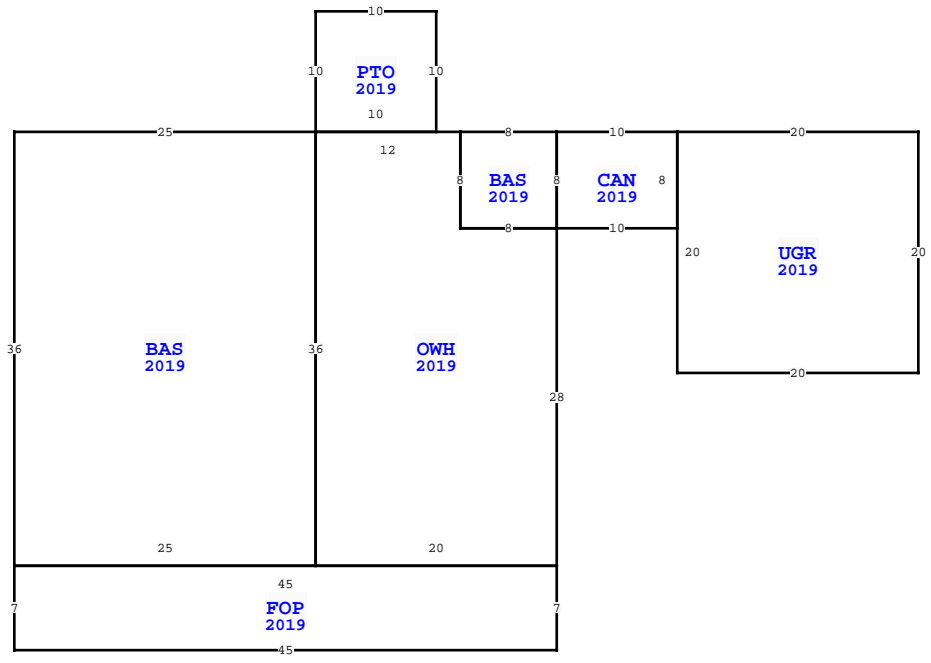


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	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	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

EXTRA FEATURES	178 SCENIC STREAM CIR, CRAWFORDVILLE			
BLD DATE	06/20/2019	MMSR	LGL DATE	
XF DATE	06/20/2019	MMSR	LAND DATE	06/20/2019
INC DATE			AG DATE	

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	

TOTAL OB/XF																
3,998																

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							

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						

BUILDING NOTES											

BUILDING DIMENSIONS											
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\$.											