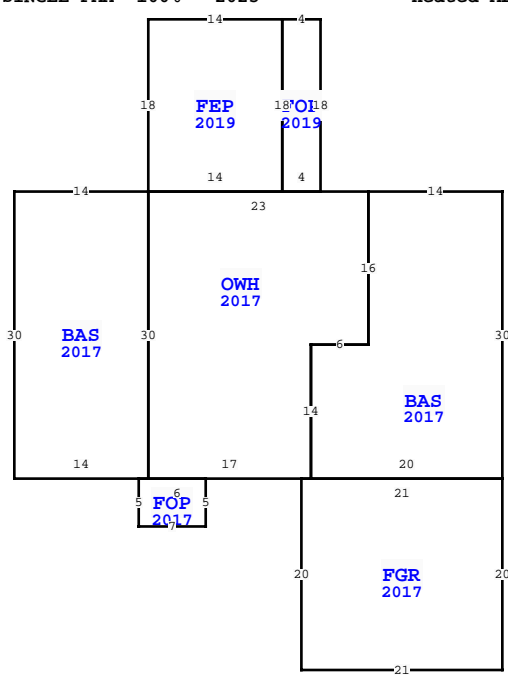


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	80
Interior Floo	14	CARPET	20
Ceiling	09	9 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.100	
Units		0	100
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
BAS	420	100	2017
BAS	504	100	2017
FEP	252	80	2019
FGR	420	50	2017
FOP	35	30	2017
FOP	72	30	2019
OWH	606	100	2017
TOTALS	2,309		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,974	112.9000	144.79	285,815	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2023 Heated Area: 1732 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			291,340
TOTAL MARKET OB/XF VALUE			14,903
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			351,243
SOH/AGL Deduction			19,928
ASSESSED VALUE			331,315
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			281,315
TOTAL JUST VALUE			351,243
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,740
H5 DUE TO COA PER NCOA REPORT			
CC NOV2022; PU XFOB FENCE			
MM PERMIT CK; PU NEW TRAVERSE BLDG 2			
PORT FROM 10257-033 BLACK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000809	WORKSHOP-CC	0	08/10/2022
19000382	SCREEN ROOM-CO	0	04/08/2019
17000217	SFD-CO	0	03/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0020	7/25/2024	WD	Q	I	01	418,000
GRANTOR: BLACK CANDESE						
GRANTEE: FICKEN JUSTIN						
1273/0293	7/07/2022	WD	Q	I	01	382,500
GRANTOR: BROWN JUDITH ELIZABET						
GRANTEE: BLACK CANDESE & RON						

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	96	16		8.10	8.10	100	2017	2017	3	76	9,456	
2	0211	CONCRETE W	0	100	31	3		8.10	8.10	100	2017	2017	3	76	573	
3	0700	PORT BLDG	0	100	20	10		10.80	10.80	100	2019	2019	3	92	1,987	
4	0955	PRIVACY FE	0	100	0	0		20.25	20.25	100	2022	2022	3	99	2,887	

BLD DATE		08/06/2019	MMSR	LGL DATE	
XF DATE	08/06/2019	MMSR	LAND DATE	08/06/2019	MMSR
INC DATE			AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2017] W14 S16 W6 S14 OWH=[YR=2017] N14 E6 N16 W23														
FEP=[YR=2019] E14 N18 FOP=[YR=2019] S18 E4 N18 W4\$ W14 S18\$														
BAS=[YR=2017] W14 S30 E14 N30\$ S30 FOP=[YR=2017] W1 S5 E7 N5														
W6\$ E17\$ E20 FGR=[YR=2017] W21 S20 E21 N20\$ N30\$.														

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	DPTH 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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

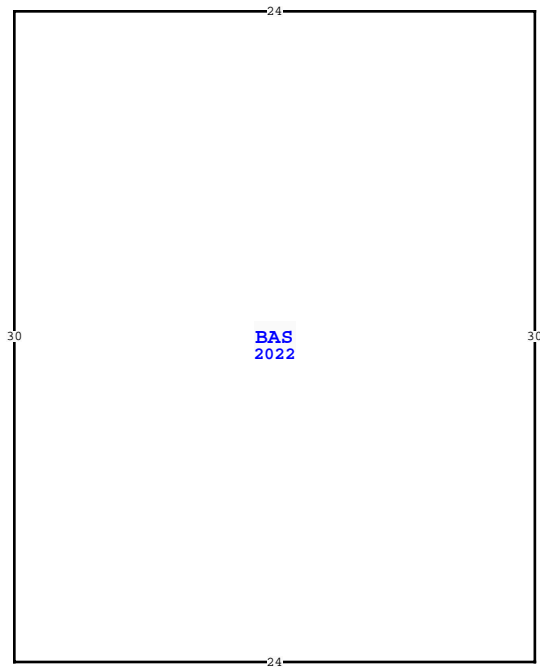
SCENIC STREAM PHASE II
 BLOCK C LOT 12
 OR 1045 P 688 OR 1135 P 838

FICKEN JUSTIN/FICKEN MELISSA
 215 SCENIC STREAM CIR
 CRAWFORDVILLE, FL 32327

2024

06-3S-01W-383-14299-C12


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	383.00	1.35/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2022
TOTALS	720		22,674

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%	- 2023	22,961	2022	2022	0	0	1.25	98.75
Heated Area: 720						HX Base Yr 2023					
											
BLD DATE	08/06/2019	MMSR	LGL DATE	08/06/2019	MMSR	LAND DATE	08/06/2019	MMSR			
XF DATE	08/06/2019	MMSR	AG DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				291,340		
TOTAL MARKET OB/XF VALUE				14,903		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				351,243		
SOH/AGL Deduction				19,928		
ASSESSED VALUE				331,315		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				281,315		
TOTAL JUST VALUE				351,243		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				354,740		
NO OWNERSHIP CHANGE. SEE SALE NOTES						
XFOB LN 3, PU CORR TRAV, CHG QUAL						
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1, PU						
8/31/17 FOR 2018, HX ADDED ON 2/6/18						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0020	7/25/2024	WD	Q	I	01	418,000
GRANTOR: BLACK CANDESE						
GRANTEE: FICKEN JUSTIN						
1273/0293	7/07/2022	WD	Q	I	01	382,500
GRANTOR: BROWN JUDITH ELIZABET						
GRANTEE: BLACK CANDESE & RON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W24 S30 E24 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
215 SCENIC STREAM CIR, CRAWFORDVILLE																
TOTALS 720 720 22,674																

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
0																								