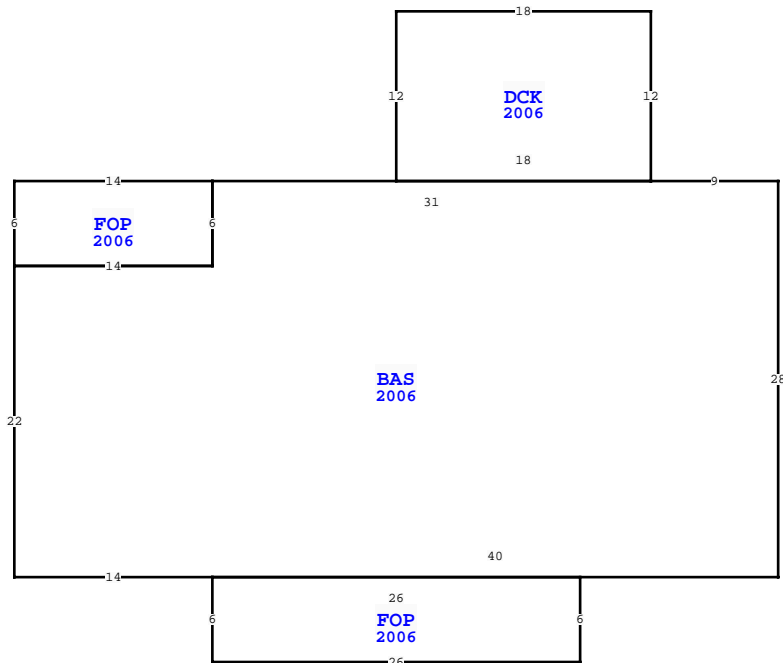




ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,522	118.0000	112.10	170,616	2006	2006	0	0	0	17.00	83.00		
1 SINGLE FAM 100% - 2011 Heated Area: 1428 HX Base Yr 2011														



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 09			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	2006	1,428	132,866
DCK	216	10	2006	22	2,047
FOP	84	30	2006	25	2,326
FOP	156	30	2006	47	4,373
TOTALS	1,884			1,522	141,611

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,603
TOTAL MARKET OB/XF VALUE			1,254
TOTAL LAND VALUE - MARKET			21,450
TOTAL MARKET VALUE			215,307
SOH/AGL Deduction			58,476
ASSESSED VALUE			156,831
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			106,831
TOTAL JUST VALUE			215,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,042
5 YR PRCL CK, N/C			
(MOTHER-IN-LAW SUITE), PU XFOB LN 2			
5 YR PRCL CH, CHG RCVR CARD 1, PU NEW SFD			
ADD HX FOR 2011			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013816	MOTHER-IN-LAW STE	0	11/18/2013
20051222	SFD - CO 8/11/6	0	08/11/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0778/0492	11/04/2008	QC	Q	I	01	73,500
GRANTOR: DUNCAN DONNA D. FORME						
GRANTEE: GALLAGHER MICHAEL						
0540/0390	5/26/2004	WD	Q	V		29,000
GRANTOR: COLE						
GRANTEE: GALLAGHER						

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	0700	PORT BLDG	0	100	10	100.00	SF	8.00	8.00	100	2007	2007	3	68	544	
2	0700	PORT BLDG	0	100	10	120.00	SF	8.00	8.00	100	2010	2010	3	74	710	

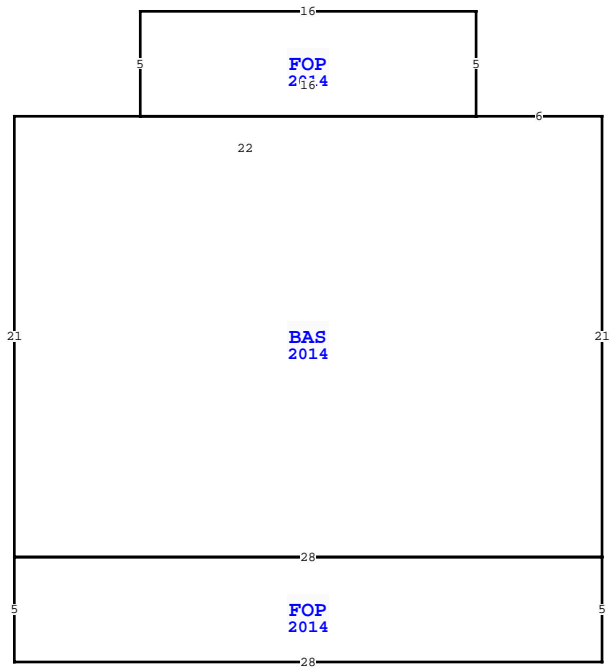
BUILDING NOTES													
49 OLD NAILS RD, CRAWFORDVILLE													
BLD DATE 09/22/2020 RTLC LGL DATE 09/22/2020 RTLC													
XF DATE 09/22/2020 RTJS LAND DATE 09/22/2020 RTLC													
INC DATE AG DATE													

BUILDING DIMENSIONS													
BAS=[YR=2006] W9 DCK=[YR=2006] N12 W18 S12 E18\$ W31													
FOP=[YR=2006] W14 S6 E14 N6\$ S6 W14 S22 E14 FOP=[YR=2006]													
S6 E26 N6 W26\$ E40 N28\$.													

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	2.86	AC		1.00	1.00	1.00	7,500.00	7,500.00	21,450							

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW	AVERAGE		
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100	2014	588	45,846
FOP	80	30	2014	24	1,871
FOP	140	30	2014	42	3,275
TOTALS	808			654	50,992

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0510	01	654	95.2000	85.68	56,035	2014	2014	0	0	9.00	91.00		
2 INLAW STE 100% - 2011 Heated Area: 588 HX Base Yr 2011													



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		192,603				
TOTAL MARKET OB/XF VALUE		1,254				
TOTAL LAND VALUE - MARKET		21,450				
TOTAL MARKET VALUE		215,307				
SOH/AGL Deduction		58,476				
ASSESSED VALUE		156,831				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		106,831				
TOTAL JUST VALUE		215,307				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		217,042				
CHG OF ADDR PER PO FORM3547						
5 YR PRCL CH, PU XF0B LN 1, PU FNDN & FRME						
ADDRESS CHANGE PER TAX COLLECTOR						
PUT N IN 10% CAP FIELD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0778/0492	11/04/2008	QC	Q	I	01	73,500
GRANTOR: DUNCAN DONNA D. FORME						
GRANTEE: GALLAGHER MICHAEL						
0540/0390	5/26/2004	WD	Q	V		29,000
GRANTOR: COLE						
GRANTEE: GALLAGHER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2014] W6 FOP=[YR=2014] N5 W16 S5 E16\$ W22 S21						
FOP=[YR=2014] S5 E28 N5 W28\$ E28 N21\$.						

EXTRA FEATURES														49 OLD NAILS RD, CRAWFORDVILLE		
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																

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			