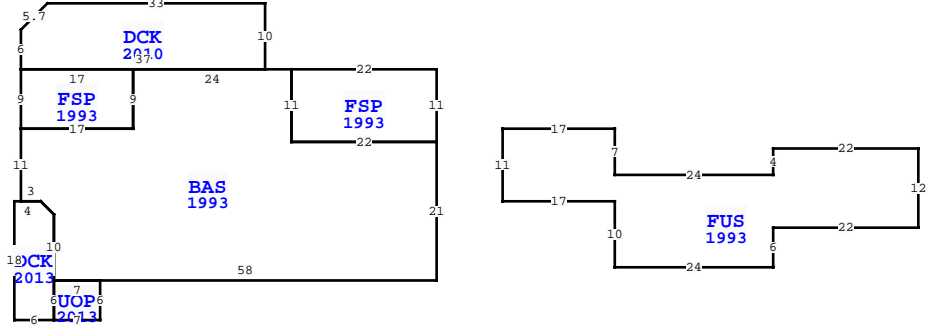


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
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	2,622	112.6000	106.97	280,475	1976	1976		0	0	47.00	53.00
1 SINGLE FAM 100% - 2018 Heated Area: 2350 HX Base Yr 2018												



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 08			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1993	1,563	88,613
DCK	362	10	2010	36	2,041
DCK	106	10	2013	11	624
FSP	153	55	1993	84	4,762
FSP	242	55	1993	133	7,540
FUS	787	100	1993	787	44,618
UOP	42	20	2013	8	454
TOTALS	3,255			2,622	148,652

35 TERRAPIN TRL, CRAWFORDVILLE

BLD DATE	10/05/2020	MMSR	LGL DATE	
XF DATE	10/05/2020	MMSR	AG DATE	10/05/2020 MMSR
INC DATE				

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	0520	WORK SHOP	0 100	24	16	384.00	SF	3.00	3.00	100	1991	1991	3	20	230	
2	0220	POOL VINYL	0 100	16	33	528.00	SF	60.00	60.00	100	1997	1997	3	40	12,672	
3	0211	CONCRETE W	0 100	0	0	704.00	SF	6.00	6.00	100	1997	1997	3	20	845	
4	0209	CONCRETE P	0 100	0	0	704.00	SF	8.00	8.00	100	1997	1997	3	20	1,126	
5	0940	OPEN SHED	0 100	24	12	288.00	SF	4.00	4.00	100	2002	2002	3	20	230	
6	0210	CONCRETE D	0 100	24	10	240.00	SF	6.00	6.00	100	1991	1991	3	20	288	
7	0210	CONCRETE D	0 100	26	11	286.00	SF	6.00	6.00	100	2002	2002	3	20	343	
8	0940	OPEN SHED	0 100	24	10	240.00	SF	4.00	4.00	100	1991	1991	3	20	192	
9	0940	OPEN SHED	0 100	24	10	240.00	SF	4.00	4.00	100	2008	2008	3	34	326	
10	0770	PUMP HOUSE	0 100	10	10	100.00	SF	5.00	5.00	100	2014	2014	3	79	395	

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
1	000100	C	SFR	100			0.00	0.00	20.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	70,000							
2	009630	C	WETLAND	100			0.00	0.00	5.02	AC		1.00	1.00	1.00	100.00	100.00	502							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		148,652	
TOTAL MARKET OB/XF VALUE		17,492	
TOTAL LAND VALUE - MARKET		70,502	
TOTAL MARKET VALUE		236,646	
SOH/AGL Deduction		46,554	
ASSESSED VALUE		190,092	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		140,092	
TOTAL JUST VALUE		236,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,236	
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 12			
10, NEW TRAVERSE.			
5 YR PRCL CK, CHG CODE XFOB LN 3, PU XFOB LN			
SOH PORTED FROM 06184-001/2018/HANSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
201343	RE-ROOF	0	01/22/2013
021863	N/A	0	02/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/0742	11/03/2017	WD	Q	I	01	320,000
GRANTOR: REICH ANDREW R						
GRANTEE: HANSON CHAD W & PAR						
0819/0880	3/02/2010	QC	U	I	11	100
GRANTOR: MARRA ALBERT A JR						
GRANTEE: REICH ANDREW R						

BUILDING NOTES												
FSP=[YR=1993] W22 S11 E22 BAS=[YR=1993] W22 N11 W24 S9 W17 FSP=[YR=1993] E17 N9 W17 DCK=[YR=2010] E37 N10 W33 L4 D4 S6\$ S9\$ S11 E3 R2 D2 S10 DCK=[YR=2013] N10 U2 L2 W4 S18 E6 N6\$ UOP=[YR=2013] S6 E7 N6 W7\$ E58 PTR=E27 N2 FUS=[YR=1993] E24 N6 E22 N12 W22 S4 W24 N7 W17 S11 E17 S10\$ S2 W27\$ N21\$ N11\$.												

