

13-3S-5W P-27-12-M-6
 A LOT 100 X 140 FT
 OR 56 P 541 OR 305 P 755-757

FRENCH KEITH ERIC/FRENCH AMANDA
 161 BEATHRIDGE RD
 CROSSVILLE, TN 38555

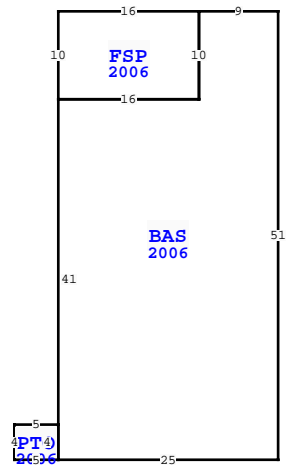
2024

13-3S-05W-000-00055-012



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 90
Interior Floor	14	CARPET 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
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	1,235	96.6600	91.83	113,410	2006	2006	0	0	17.00	83.00		
1 SINGLE FAM 0% - 0 Heated Area: 1115 HX Base Yr													



Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 13			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,115	100	2006	1,115	84,984
FSP	160	55	2006	88	6,707
PTO	20	5	2006	1	76
UDU	56	55	2009	31	2,363
TOTALS	1,351			1,235	94,130

L	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	0	20	20	400.00	SF	6.00	6.00	100	2006	2006	3	27	648	
2	0211	CONCRETE W	0	0	15	3	45.00	SF	6.00	6.00	100	2006	2006	3	27	73	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
5	0625	PORT WD UT	0	0	16	10	160.00	SF	0.00	0.00	100	2024	2021		93	0	

LAND DESCRIPTION		TOTAL OB/XF 1,579																						
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	0			100.00	140.00	1.00	LT		1.00	1.00	1.25	4,500.00	5,625.00	5,625							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				94,130	
TOTAL MARKET OB/XF VALUE				1,579	
TOTAL LAND VALUE - MARKET				5,625	
TOTAL MARKET VALUE				101,334	
SOH/AGL Deduction				0	
ASSESSED VALUE				101,334	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				101,334	
TOTAL JUST VALUE				101,334	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				102,840	
MM 5YRCHK					
PORT TO 11703-003 MORGAN					
COA PER NCOA REPORT					
DEEDED.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20051614	SFD/CO	0	10/06/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/0587	4/28/2021	WD P	I	98		114,000
GRANTOR: MORGAN SHELBY D FKA S						
GRANTEE: FRENCH KEITH ERIC &						
0911/0859	5/30/2013	WD U	I	12		52,000
GRANTOR: ENVISION CREDIT UNION						
GRANTEE: AVERY SHELBY DIANE						

BLD DATE		07/19/2018	MMJT	LGL DATE	07/19/2018	MMJT
XF DATE		07/19/2018	MMJT	LAND DATE		07/19/2018
INC DATE				AG DATE		

BUILDING NOTES	
33 FRANOLA ST, SOPCHOPPY	

BUILDING DIMENSIONS	
BAS=[YR=2006] W9 S10 W16 FSP=[YR=2006] E16 N10 W16 S10\$ S41 PTO=[YR=2006] N4 W5 S4 E5\$ E25 PTR=E30 S15 UDU=[YR=2009] S8 E7 N8 W7\$ N15 W30\$ N51\$.	