



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 3</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">18,375</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">18,375</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">10,222</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">8,153</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">8,153</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">18,375</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">9,187</td> </tr> <tr> <td colspan="22">5YR PRCL CK NC</td> </tr> <tr> <td colspan="22">PER DEED R190082</td> </tr> <tr> <td colspan="22">CORRECTION ISSUED TO CORRECT MAILING ADDR</td> </tr> <tr> <td colspan="22">COA PER LANI MUSGROVE - ATTY CASEY LOWE</td> </tr> <tr> <td colspan="5">PERMIT NUM</td> <td colspan="5">DESCRIPTION</td> <td colspan="5">AMT</td> <td colspan="7">ISSUED</td> </tr> <tr> <td colspan="22"> <table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <th colspan="5"></th> </tr> <tr> <td>1120/0364</td> <td>8/08/2019</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>27,500</td> <td colspan="5"></td> </tr> <tr> <td colspan="22">GRANTOR: JOINER KEITH &amp; COOK V</td> </tr> <tr> <td colspan="22">GRANTEE: SANDY ROAD PROPERTI</td> </tr> <tr> <td>0910/0654</td> <td>5/20/2013</td> <td>QC U</td> <td>V</td> <td></td> <td>11</td> <td>100</td> <td colspan="5"></td> </tr> <tr> <td colspan="22">GRANTOR: JOINER EUNICE S RESER</td> </tr> <tr> <td colspan="22">GRANTEE: JOINER KEITH SCHEFF</td> </tr> <tr> <th colspan="22">BUILDING NOTES</th> </tr> <tr> <th colspan="22">BUILDING DIMENSIONS</th> </tr> </table> </td> </tr> <tr> <td colspan="10">DOR CODE 9900 NO AG ACREAGE</td> <td colspan="10"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10">MAP NUM 2 MKT AREA 10</td> <td colspan="10"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC 000 1.00/</td> <td colspan="10"></td> <td colspan="2"></td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>YEAR</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="16"></td> </tr> <tr> <td colspan="22">TOTALS</td> </tr> <tr> <td colspan="10">EXTRA FEATURES</td> <td colspan="10">ANDREW SPEARS RD, CRAWFORDVILLE</td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td colspan="10">BLD DATE</td> <td colspan="2">LGL DATE</td> </tr> <tr> <td colspan="10"></td> <td colspan="10">XF DATE</td> <td colspan="2">LAND DATE</td> </tr> <tr> <td colspan="10"></td> <td colspan="10">INC DATE</td> <td colspan="2">AG DATE</td> </tr> <tr> <td>L N</td> <td>OB/XF CODE</td> <td>DESCRIPTION</td> <td>BLD CAP</td> <td>L W</td> <td>UNITS</td> <td>UT</td> <td>Adj R</td> <td>ADJ UNIT PRICE</td> <td>ORIG COND</td> <td>YEAR ON</td> <td>YEAR ACTUAL</td> <td>Q</td> <td>% COND</td> <td>OB/XF MKT VALUE</td> <td>NOTES</td> <td colspan="6"></td> </tr> <tr> <td colspan="16"></td> <td colspan="6">TOTAL OB/XF 0</td> </tr> <tr> <th colspan="10">LAND DESCRIPTION</th> <th colspan="10">TOTAL OB/XF</th> <th colspan="2"></th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> <tr> <td>1</td> <td>009940</td> <td>C</td> <td>AC-RAW</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>3.50</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>0.35</td> <td>15,000.00</td> <td>5,250.00</td> <td>18,375</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="26">REVIEW DATE 04/11/2021 BY GEJS Total Acres: 3.50 Total Land Value: 18,375 Market: 0 Agricultural: 0 Common: 18,375 PRINTED 05/20/2026 BY SYS</td> </tr> </table>																						VALUATION BY										STANDARD										Tax Group: 3										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										18,375										TOTAL MARKET VALUE										18,375										SOH/AGL Deduction										10,222										ASSESSED VALUE										8,153										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										8,153										TOTAL JUST VALUE										18,375										NCON VALUE										0										INCOME VALUE																				PREVIOUS YEAR MKT VALUE										9,187										5YR PRCL CK NC																						PER DEED R190082																						CORRECTION ISSUED TO CORRECT MAILING ADDR																						COA PER LANI MUSGROVE - ATTY CASEY LOWE																						PERMIT NUM					DESCRIPTION					AMT					ISSUED							<table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <th colspan="5"></th> </tr> <tr> <td>1120/0364</td> <td>8/08/2019</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>27,500</td> <td colspan="5"></td> </tr> <tr> <td colspan="22">GRANTOR: JOINER KEITH &amp; COOK V</td> </tr> <tr> <td colspan="22">GRANTEE: SANDY ROAD PROPERTI</td> </tr> <tr> <td>0910/0654</td> <td>5/20/2013</td> <td>QC U</td> <td>V</td> <td></td> <td>11</td> <td>100</td> <td colspan="5"></td> </tr> <tr> <td colspan="22">GRANTOR: JOINER EUNICE S RESER</td> </tr> <tr> <td colspan="22">GRANTEE: JOINER KEITH SCHEFF</td> </tr> <tr> <th colspan="22">BUILDING NOTES</th> </tr> <tr> <th colspan="22">BUILDING DIMENSIONS</th> </tr> </table>																						SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						1120/0364	8/08/2019	WD Q	V		01	27,500						GRANTOR: JOINER KEITH & COOK V																						GRANTEE: SANDY ROAD PROPERTI																						0910/0654	5/20/2013	QC U	V		11	100						GRANTOR: JOINER EUNICE S RESER																						GRANTEE: JOINER KEITH SCHEFF																						BUILDING NOTES																						BUILDING DIMENSIONS																						DOR CODE 9900 NO AG ACREAGE																						MAP NUM 2 MKT AREA 10																						NEIGHBORHOOD/LOC 000 1.00/																						AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	TOTALS																						EXTRA FEATURES										ANDREW SPEARS RD, CRAWFORDVILLE																						BLD DATE										LGL DATE												XF DATE										LAND DATE												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																							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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1	009940	C	AC-RAW	0			0.00	0.00	3.50	AC		1.00	1.00	0.35	15,000.00	5,250.00	18,375								REVIEW DATE 04/11/2021 BY GEJS Total Acres: 3.50 Total Land Value: 18,375 Market: 0 Agricultural: 0 Common: 18,375 PRINTED 05/20/2026 BY SYS																									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Tax Group: 3										Tax Dist:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
TOTAL LAND VALUE - MARKET										18,375																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
TOTAL MARKET VALUE										18,375																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
SOH/AGL Deduction										10,222																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
ASSESSED VALUE										8,153																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
BASE TAXABLE VALUE										8,153																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
TOTAL JUST VALUE										18,375																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
NCON VALUE										0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
INCOME VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
PREVIOUS YEAR MKT VALUE										9,187																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
5YR PRCL CK NC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
PER DEED R190082																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
CORRECTION ISSUED TO CORRECT MAILING ADDR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
COA PER LANI MUSGROVE - ATTY CASEY LOWE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
PERMIT NUM					DESCRIPTION					AMT					ISSUED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
<table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <th colspan="5"></th> </tr> <tr> <td>1120/0364</td> <td>8/08/2019</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>27,500</td> <td colspan="5"></td> </tr> <tr> <td colspan="22">GRANTOR: JOINER KEITH &amp; COOK V</td> </tr> <tr> <td colspan="22">GRANTEE: SANDY ROAD PROPERTI</td> </tr> <tr> <td>0910/0654</td> <td>5/20/2013</td> <td>QC U</td> <td>V</td> <td></td> <td>11</td> <td>100</td> <td colspan="5"></td> </tr> <tr> <td colspan="22">GRANTOR: JOINER EUNICE S RESER</td> </tr> <tr> <td colspan="22">GRANTEE: JOINER KEITH SCHEFF</td> </tr> <tr> <th colspan="22">BUILDING NOTES</th> </tr> <tr> <th colspan="22">BUILDING DIMENSIONS</th> </tr> </table>																						SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						1120/0364	8/08/2019	WD Q	V		01	27,500						GRANTOR: JOINER KEITH & COOK V																						GRANTEE: SANDY ROAD PROPERTI																						0910/0654	5/20/2013	QC U	V		11	100						GRANTOR: JOINER EUNICE S RESER																						GRANTEE: JOINER KEITH SCHEFF																						BUILDING NOTES																						BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
SALES DATA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
1120/0364	8/08/2019	WD Q	V		01	27,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
GRANTOR: JOINER KEITH & COOK V																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
GRANTEE: SANDY ROAD PROPERTI																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
0910/0654	5/20/2013	QC U	V		11	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
GRANTOR: JOINER EUNICE S RESER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
GRANTEE: JOINER KEITH SCHEFF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
DOR CODE 9900 NO AG ACREAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
MAP NUM 2 MKT AREA 10																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
NEIGHBORHOOD/LOC 000 1.00/																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TOTALS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
EXTRA FEATURES										ANDREW SPEARS RD, CRAWFORDVILLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
										BLD DATE										LGL DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
										XF DATE										LAND DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
										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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
																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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1	009940	C	AC-RAW	0			0.00	0.00	3.50	AC		1.00	1.00	0.35	15,000.00	5,250.00	18,375																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
REVIEW DATE 04/11/2021 BY GEJS Total Acres: 3.50 Total Land Value: 18,375 Market: 0 Agricultural: 0 Common: 18,375 PRINTED 05/20/2026 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							