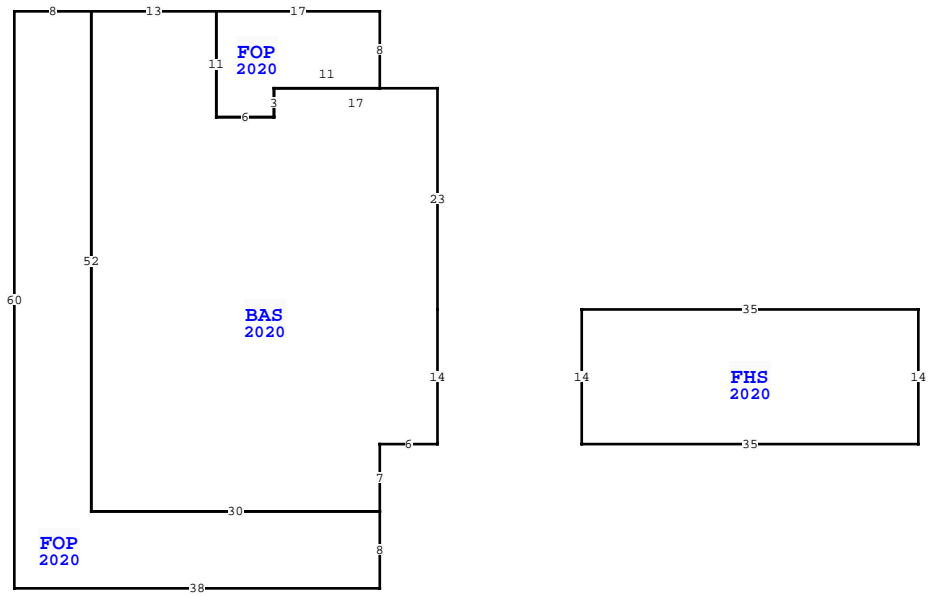


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 70		
Roof Cover	12		MODULAR MT 30		
Interior Wall	05		DRYWALL 100		
Interior Floor	10		LAMINATED 70		
Interior Floor	14		CARPET 30		
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		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
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
BAS	1,628	100	2020	1,628	168,323
FHS	490	30	2020	147	15,199
FOP	154	30	2020	46	4,756
FOP	720	30	2020	216	22,332
TOTALS	2,992			2,037	210,610

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,037	112.2000	106.59	217,124	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1775 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			210,610
TOTAL MARKET OB/XF VALUE			2,899
TOTAL LAND VALUE - MARKET			37,720
TOTAL MARKET VALUE			251,229
SOH/AGL Deduction			5,415
ASSESSED VALUE			245,814
TOTAL EXEMPTION VALUE	HX HB 13		245,814
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			251,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,463
COMBINED & DEL 4.91 AC FROM PRCL 04512-014.			
2021 HX APPLIED SHAFFIELD			
5 YR PRCL CK, PU NEW SFD & XFOB LN 3			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000091	GENERATOR	0	01/28/2020
19000200	SFD-CO	0	02/19/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1089/0180	10/19/2018	WD Q	V 01 19,000
GRANTOR: WOLD COURTNEY A			
GRANTEE: SHAFFIELD JOHN DAVI			
0941/0894	5/16/2014	WD Q	V 01 21,000
GRANTOR: WESOLOWSKI DAVID A			
GRANTEE: WOLF COURTNEY A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] W17 FOP=[YR=2020] E11 N8 W17 S11 E6 N3\$ S3 W6 N11 W13 S52 FOP=[YR=2020] N52 W8 S60 E38 N8 W30\$ E30 N7 E6 N14 PTR=E15 FHS=[YR=2020] S14 E35 N14 W35\$ W15\$ N23\$.			

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	0371	FLOATING D	0	100	8	10			80.00	100	2012	2012	3	52	832	
2	0375	WOOD WALK	0	100	3	12	SF	15.00	15.00	100	2012	2012	3	52	281	
3	0140	FIRE PLACE	0	100	0	0	UT	1,900.00	1,900.00	100	2020	2020	3	94	1,786	

TOTAL OB/XF											
88 ARIANA CV, CRAWFORDVILLE											
BLD DATE		02/11/2020		RTJT		LGL DATE					
XF DATE		02/11/2020		RTJT		LAND DATE		05/25/2018		RTJT	
INC DATE						AG DATE					

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	000000	C	VAC RES	100			0.00	0.00	4.96	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,200							
2	009630	C	WETLAND	100			0.00	0.00	5.20	AC		1.00	1.00	1.00	100.00	100.00	520							