

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
13	PREFAB PNL 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
04	PLYWOOD 50		
05	DRYWALL 50		
10	LAMINATED 100		
02	CONVECTION 100		
02	WINDOW 100		
1	1 100		
0	0 100		
1.	1. 100		
0	0 100		
02	BELOW AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA	10	
000	1.00/		
BAS	792	100	1993
			792
			43,279
TOTALS	792		792
			43,279

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	792	85.8500	81.56	64,596	1970	1990		0	0	33.00	67.00	
1 SINGLE FAM 0% - 2023 Heated Area: 792 HX Base Yr													
73 OAKLAND DR, CRAWFORDVILLE													
BLD DATE		12/20/2021		MMMM		LGL DATE							
XF DATE		12/20/2021		MMMM		LAND DATE		12/20/2021		MMMM			
INC DATE						AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			43,279
TOTAL MARKET OB/XF VALUE			1,009
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			134,288
SOH/AGL Deduction			18,832
ASSESSED VALUE			115,456
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			115,456
TOTAL JUST VALUE			134,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,960
REFLECT 35-40% GOOD			
IS NOW A SFD; PU NEW TRAV; ADJUST EYB TO			
SWMH & UOP ARE DEMOLISHED & GONE. 1993 ADD-ON			
REQUEST VISIT; CHG PROP & LAND CODES; 1970			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0222	3/14/2022	WD	Q	I	01	148,000
GRANTOR: CHASON AMBER LORENE V						
GRANTEE: HIERS MARK J & CRYSTAL D						
0988/0485	1/07/2015	QC	U	I	11	100
GRANTOR: HARVEY HAGAN DEWEY						
GRANTEE: CHASON AMBER LORENE						

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
3	0940	OPEN SHED	0	0	6	5	30.00	SF	4.00	4.00	100	2017	2017	3	76	91	
4	0950	METAL SHED	0	0	9	8	72.00	SF	8.00	8.00	100	2017	2017	3	76	438	
5	0211	CONCRETE W	0	0	40	10	400.00	SF	6.00	6.00	100	1993	1993	3	20	480	
TOTAL OB/XF														1,009			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W46 S20 E30 N8 E16 N12 \$.													

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	000201	C	MH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	000000	C	VAC RES	0			165.00	634.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							