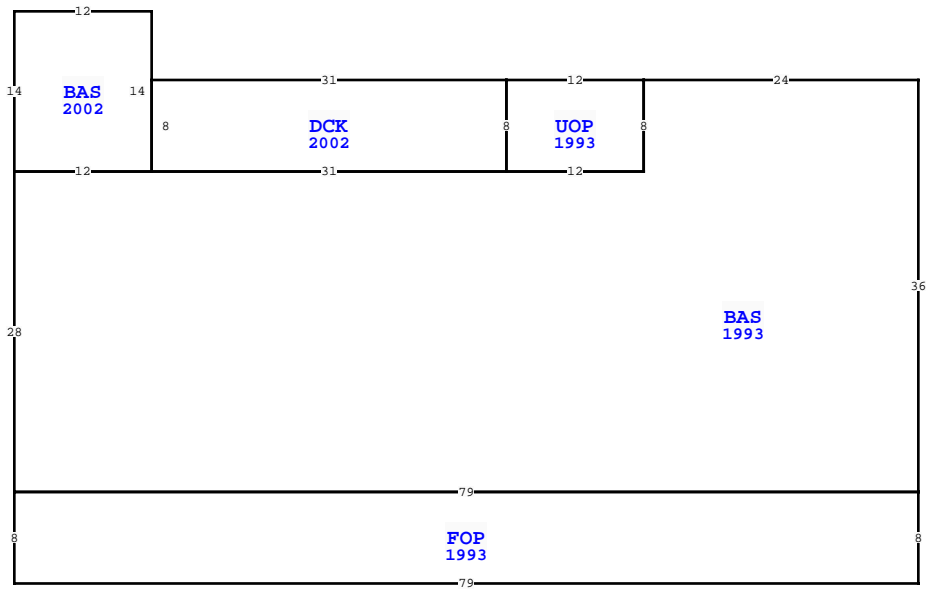


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	08	WD ON PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Units		0	100		
Condition Adj	11	FAIR	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	1993	2,404	68,860
BAS	168	100	2002	168	4,812
DCK	248	10	2002	25	716
FOP	632	30	1993	190	5,442
UOP	96	20	1993	19	544
TOTALS	3,548			2,806	80,375

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
1	SINGLE FAM	0%	- 2024		Heated Area: 2572								HX Base Yr



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,375
TOTAL MARKET OB/XF VALUE			4,011
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			121,886
SOH/AGL Deduction			0
ASSESSED VALUE			121,886
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,886
TOTAL JUST VALUE			121,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,999
WORKING TO GET REMOVED			
TORN, MH CHANGED TO SALVAGED. NEW OWNER			
5 YR PRCL CH ADD CONDITON TO POOL LINER IS			
5 YR PRCL CH,N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000431	RE-ROOF/SHINGLES-		04/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0305	12/21/2023	QC	U	I	30	100
GRANTOR: DEAS CHARLES EDWARD						
GRANTEE: DEAS JEFFREY LAMAR						
1308/0166	4/06/2023	WD	Q	I	01	135,000
GRANTOR: MALPHURS MARY C						
GRANTEE: DEAS CHARLES EDWARD						

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	0210	CONCRETE D	0	0	0	0	777.00	SF	6.00	6.00	100	1985	1985	3	20	932	
2	0220	POOL VINYL	0	0	18	36	648.00	SF	60.00	60.00	5	1985	1985	3	5	1,944	
3	0955	PRIVACY FE	0	0	15	8	46.00	LF	15.00	15.00	100	2000	2000	3	0	0	
4	0940	OPEN SHED	0	0	38	26	988.00	SF	4.00	4.00	100	2000	2000	3	20	790	
5	0620	WOOD UTL B	0	0	12	8	96.00	SF	6.00	6.00	100	2000	2000	3	20	115	
6	0620	WOOD UTL B	0	0	16	12	192.00	SF	6.00	6.00	100	2002	2002	3	20	230	

TOTAL OB/XF													
4,011													
BLD DATE	06/16/2017	RTRT	LGL DATE										
XF DATE	06/16/2017	RTRT	LAND DATE	06/16/2017 RTRT									
INC DATE			AG DATE										

BUILDING NOTES													
41 MUSTANG DR, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=1993] W24 UOP=[YR=1993] W12 S8 E12 N8 \$ S8 W12													
DCK=[YR=2002] N8 W31 S8 E31 \$ W31 BAS=[YR=2002] N14 W12 S14													
E12 \$ W12 S28 FOP=[YR=1993] S8 E79 N8 W79 \$ E79 N36 \$.													

LAND DESCRIPTION																								
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			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	01	MINIMUM	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	08	SHT VINYL	100		
Heating Type	01	NONE	100		
Air Condition	01	NONE	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	01	MINIMUM			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	0
DCK	80	10	2000	8	0
TOTALS	752			680	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0220	02	680	41.2500	0.00	0	1975	1975	0	0	60.00	40.00
2 MH SALVAGE 0% - 2024 Heated Area: 672 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,375
TOTAL MARKET OB/XF VALUE			4,011
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			121,886
SOH/AGL Deduction			0
ASSESSED VALUE			121,886
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,886
TOTAL JUST VALUE			121,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,999
5 YR PRCL CH, PU FNDN & FRME CARD 1 & 2			
PU FPLC, REMOVE FUNC CODE, 5 YR PRCL CK			
LAND VALUE INC. PER J.B.			
DEL CARD 3 NO MH ON PRCL WITH NOTED FEATURES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0305	12/21/2023	QC	U	I	30	100
GRANTOR: DEAS CHARLES EDWARD						
GRANTEE: DEAS JEFFREY LAMAR						
1308/0166	4/06/2023	WD	Q	I	01	135,000
GRANTOR: MALPHURS MARY C						
GRANTEE: DEAS CHARLES EDWARD						

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										
41 MUSTANG DR, CRAWFORDVILLE																										

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W56 S12 E40 DCK=[YR=2000] S8 E10 N8 W10 \$ 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