



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 45,000 SOH/AGL Deduction 0 ASSESSED VALUE 45,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 45,000 TOTAL JUST VALUE 45,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000 COA PER NCOA REPORT #425 WOODLANDS WAY PB 6 P 37 (REPLAT) NEW PRCL MOVED FROM 04528-005 PER NEW SUBD									
DOR CODE 0000 VACANT RESIDENTIAL																PERMIT NUM DESCRIPTION AMT ISSUED B24-000142 SFD AND CARPORT 03/19/2024											
MAP NUM 2 MKT AREA 10																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1262/0460 4/20/2022 WD Q V 01 55,000 GRANTOR: BROWN JOSHUA GRANTEE: CARTER JOHN 1243/0522 12/09/2021 WD Q V 05 88,500 GRANTOR: KIRTON K STRATTON, PE GRANTEE: BROWN JOSHUA											
NEIGHBORHOOD/LOC 425.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						31 THREE SISTERS RD, CRAWFORDVILLE																					
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												

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	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							