

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories		1. 100			
Units		0 100			
Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		1 MKT AREA 09			
NEIGHBORHOOD/LOC		000 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	2016	1,791	177,056
FGR	504	50	2016	252	24,913
FOP	126	30	2016	38	3,756
FOP	152	30	2016	46	4,548
PTO	84	5	2016	4	395
PTO	228	5	2016	11	1,087
TOTALS	2,885			2,142	211,756

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2004									
			Heated Area: 1791				HX Base Yr 2004					

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				232,103		
TOTAL MARKET OB/XF VALUE				4,671		
TOTAL LAND VALUE - MARKET				32,500		
TOTAL MARKET VALUE				269,274		
SOH/AGL Deduction				44,688		
ASSESSED VALUE				224,586		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				174,586		
TOTAL JUST VALUE				269,274		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				259,701		
QC FW 03/17/2021						
PRMT CH PU WKSHOP,DEL XF06 0620,0635 PU 0770						
5 YR PRCL CK, N/C						
LN 2-4						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20001098	WORKSHOP-CO	0	11/20/2020			
16000465	SFD-CO	0	06/14/2016			
18106	N/A	0	01/28/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0477	9/29/2003	WD Q	Q	I		79,700
GRANTOR: DAVIS JAMES D						
GRANTEE: NEAL RYAN A						
0216/0824	8/01/1993	WD Q	V			15,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2016] W13 PTO=[YR=2016] N12 W19 S12 E19\$						
FOP=[YR=2016] W19 S8 E19 N8 \$ S8 W19 N8 W12 N8 W14 S38						
FGR=[YR=2016] S21 E24 N21 W24\$ E24 FOP=[YR=2016] S6						
PTO=[YR=2016] S4 E21 N4 W21\$ E21 N6 W21\$ E21 S7 E13 N37\$.						

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	100	0	830.00	SF	6.00	6.00	100	2016	2016	3	72	3,586	
2	0211	CONCRETE W	0	100	60	180.00	SF	6.00	6.00	100	2016	2016	3	72	778	
3	0770	PUMP HOUSE	0	100	8	64.00	SF	5.00	5.00	100	2019	2019	3	96	307	

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	000100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500								

WOODVILLE SOUTH PHASE II
 LOT 32
 OR 134 P 89 OR 173 P 114

NEAL RYAN A
 37 BO BO J RD
 CRAWFORDVILLE, FL 32327

2024

20-2S-01E-207-04917-032

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FWS	1,500	45	2021
UOP	600	20	2021
TOTALS	2,100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	795	52.5000	26.25	20,869	2021	2021	0	0	2.50	97.50
2 WKSHP/BARN 100% - 2004 Heated Area: 0 HX Base Yr 2004											
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Diagram showing two rectangular areas labeled FWS 2021 and UOP 2021. Dimensions are indicated as 50x30 for FWS and 20x30 for UOP.</p> </div>											
BLD DATE	03/17/2021	MMJS	LGL DATE	03/17/2021	MMJS						
XF DATE	03/17/2021	MMJS	LAND DATE	03/17/2021	MMJS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			232,103
TOTAL MARKET OB/XF VALUE			4,671
TOTAL LAND VALUE - MARKET			32,500
TOTAL MARKET VALUE			269,274
SOH/AGL Deduction			44,688
ASSESSED VALUE			224,586
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			174,586
TOTAL JUST VALUE			269,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,701
5 YR PRCL CH, DEL MH & PU NEW SFD, PU XFOB			
5 YR PRCL CH, PU FNDN & FRME			
5 YR PRCL CK			
PU NEW TRAV W/USP,FRM;CHG QUAL,EYB;			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0506/0477	9/29/2003	WD	Q	I		79,700
GRANTOR: DAVIS JAMES D						
GRANTEE: NEAL RYAN A						
0216/0824	8/01/1993	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2021] W20 S30 FWS=[YR=2021] N30 W50 S30 E50\$ E20 N30\$.											

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