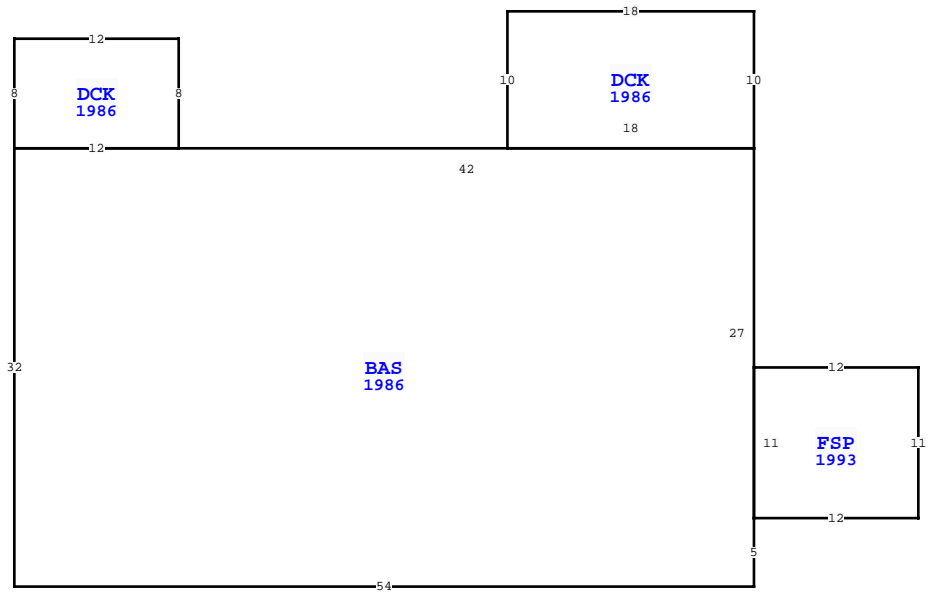




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	12	WOOD	FRAME	100	
Exterior Wall	02	CEDAR	CYPR	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms		4		100	
Bathrooms		2		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	12		
NEIGHBORHOOD/LOC	154.00	1.45/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1986	1,728	173,287
DCK	96	10	1986	10	1,003
DCK	180	10	1986	18	1,805
FSP	132	55	1993	73	7,320
TOTALS	2,136			1,829	183,416

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,829	112.0000	154.28	282,178	1986	1988		0	0	35.00 65.00
1 SINGLE FAM 0% - 0 Heated Area: 1728 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	259,508		
TOTAL MARKET OB/XF VALUE	19,128		
TOTAL LAND VALUE - MARKET	145,000		
TOTAL MARKET VALUE	423,636		
SOH/AGL Deduction	0		
ASSESSED VALUE	423,636		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	423,636		
TOTAL JUST VALUE	423,636		
NCON VALUE	1,044		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	386,289		
PU PERMIT, RECONST WOOD WALKWAY, XFOB			
HVAC-CC OB23-657 INCR EYB 1986-1988			
MAIL ADDR UPDATED PER ADDR CHANGE NOTICE			
5 YR PRCL CK, DEL XFOB LN 16			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000657	HVAC CHANGE OUT-C		12/21/2023
B23-000276	BOARDWALK-CC	0	04/24/2023
18000249	REROOF-CO	0	06/25/2018
2014499	MECH	0	06/17/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/0692	6/11/2008	FD Q	Q	I	01	100
GRANTOR: COOPER N L						
GRANTEE: COOPER NANCY LANIER						
0287/0894	11/13/1996	WD Q	Q	I		160,000
GRANTOR: COOPER N L						
GRANTEE:						

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	0	12	10	120.00	SF	29.00	29.00	100	1987	1987	3	20	696	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,885.00	1,885.00	100	1987	1987	3	44	829	
3	0080	4' CHAINLI	0	0	0	0	320.00	LF	18.85	18.85	100	1988	1988	3	20	1,206	
4	0620	WOOD UTL B	0	0	18	8	144.00	SF	8.70	8.70	100	1988	1988	3	20	251	
5	0375	WOOD WALK	0	0	130	4	520.00	SF	21.75	21.75	100	1988	1988	3	100	11,310	
6	0350	BOATDOCK A	0	0	18	9	162.00	SF	38.28	38.28	100	2000	2000	GD	20	1,240	
7	0210	CONCRETE D	0	0	0	0	986.00	SF	8.70	8.70	100	1988	1988	3	20	1,716	
8	0211	CONCRETE W	0	0	0	0	192.00	SF	8.70	8.70	100	1988	1988	3	20	334	
9	0211	CONCRETE W	0	0	58	3	174.00	SF	8.70	8.70	100	1988	1988	3	20	303	
10	0211	CONCRETE W	0	0	31	3	93.00	SF	8.70	8.70	100	1988	1988	3	20	162	

TOTAL OB/XF											
20 RIVER CT, CRAWFORDVILLE											
BLD DATE	04/30/2019	RTJ/T	LGL DATE								
XF DATE	04/30/2019	RTJ/T	LAND DATE	04/30/2019 RTJ/T							
INC DATE			AG DATE								
TOTAL OB/XF 18,047											

BUILDING NOTES											
DCK=[YR=1986] W18 S10 E18 BAS=[YR=1986] W42 DCK=[YR=1986] N8 W12 S8 E12\$ W12 S32 E54 N5 FSP=[YR=1993] E12 N11 W12 S11\$ N27\$ N10\$.											

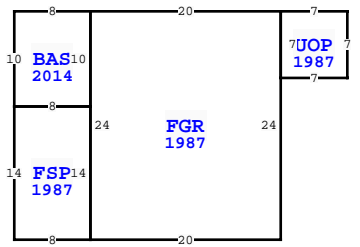
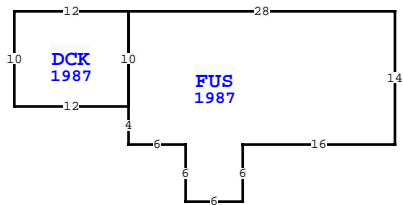
BUILDING DIMENSIONS											
DCK=[YR=1986] W18 S10 E18 BAS=[YR=1986] W42 DCK=[YR=1986] N8 W12 S8 E12\$ W12 S32 E54 N5 FSP=[YR=1993] E12 N11 W12 S11\$ N27\$ N10\$.											

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	000130	C	SFR WATER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
12	CEDAR/CYPR 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 50				
06	CUST PANEL 50				
03	CONC FINSH 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	1 100				
	1 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	12			
154.00		1.45/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	2014	80	7,316
DCK	120	10	1987	12	1,098
FGR	480	50	1987	240	21,949
FSP	112	55	1987	62	5,670
FUS	428	100	1987	428	39,143
UOP	49	20	1987	10	915
TOTALS	1,269			832	76,092

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0510	01	832	109.5000	142.90	118,893	1987	1987	0	0	36.00	64.00		
2 INLAW STE 0% - 0 Heated Area: 508 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			259,508
TOTAL MARKET OB/XF VALUE			19,128
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			423,636
SOH/AGL Deduction			0
ASSESSED VALUE			423,636
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			423,636
TOTAL JUST VALUE			423,636
NCON VALUE			1,044
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,289
13, CHG QUAL, EYB, PU NEW TRAV			
5 YR PRCL CH, PU XFOB LN 3-9, DEL XFOB LN 10-			
ADD CHG PER OWNER VIA PHONE			
LAND VAL CHG PER DOR STUDY 4/11/05			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/0692	6/11/2008	FD Q	Q	I	01	100
GRANTOR: COOPER N L						
GRANTEE: COOPER NANCY LANIER						
0287/0894	11/13/1996	WD Q	Q	I		160,000
GRANTOR: COOPER N L						
GRANTEE:						

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
11	0211	CONCRETE W	0	0	7	3		SF 8.70	8.70	100	1988	1988	3	20		37
17	0060	DECK WOOD	0	0	12	12		SF 7.25	7.25	100	2024	2023		100		1,044

BLD DATE		04/30/2019	RTJ/T	LGL DATE	04/30/2019	RTJ/T
XF DATE		04/30/2019	RTJ/T	LAND DATE		04/30/2019 RTJ/T
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=1987] W7 FGR=[YR=1987] W20 BAS=[YR=2014] W8 PTR=W20 FUS=[YR=1987] S14 W16 S6 W6 N6 W6 N4 DCK=[YR=1987] W12 N10 E12 S10\$ N10 E28\$ E20\$ S10 FSP=[YR=1987] S14 E8 N14 W8\$ E8 N10\$ S24 E20 N24\$ S7 E7 N7\$.	

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