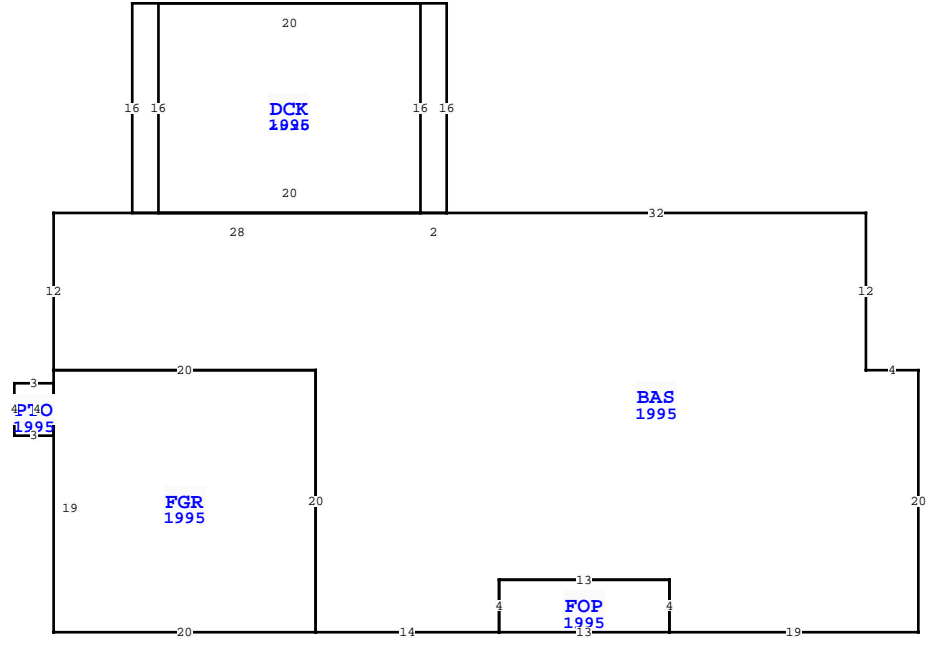




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
226.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1995	1,612	120,185
DCK	320	10	1995	32	2,386
FGR	400	50	1995	200	14,911
FOP	52	30	1995	16	1,193
FOP	384	30	2016	115	8,574
PTO	12	5	1995	1	75
TOTALS	2,780			1,976	147,323

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% - 2017			204,615	1995	1995	0	0	28.00	72.00
Heated Area: 1612 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,323	
TOTAL MARKET OB/XF VALUE		17,215	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		214,538	
SOH/AGL Deduction		48,776	
ASSESSED VALUE		165,762	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		115,762	
TOTAL JUST VALUE		214,538	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,162	
5 YR PRCL CH NC			
FOR DEASON			
SOH PORTED W/W TO 04177-154/2018/W 2016 VALUE			
XFOB LN 4-8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000999	ROOF OVER DECK-CO	0	10/13/2016
16000794	POOL-CO	0	08/23/2016
16000808	RE-ROOF-CO	0	08/17/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1004/0301	6/30/2016	WD Q	Q	I	01	175,000
GRANTOR: DEASON MICHAEL E & CY						
GRANTEE: BRADEN RANDY & NANC						
0678/0616	9/25/2006	WD Q	Q	I	01	100
GRANTOR: MARDIS CYNTHIA						
GRANTEE: DEASON MICHAEL E &						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 1,900.00	100	1995	1995	3	52	988	
2	0700	PORT BLDG	0	100	6	8		48.00	SF 8.00	100	1996	1996	3	53	204	
3	0700	PORT BLDG	0	100	6	10		60.00	SF 8.00	100	1996	1996	3	53	254	
4	0055	PORTABLE C	0	100	18	20		360.00	SF 3.00	100	1996	1996	3	20	216	
5	0955	PRIVACY FE	0	100	0	0		167.00	LF 15.00	100	2016	2016	3	87	2,179	
6	0055	PORTABLE C	0	100	18	30		540.00	SF 3.00	100	2016	2016	3	72	1,166	
7	0225	POOL, FIBER	0	100	12	24		288.00	SF 50.00	100	2016	2016	3	72	10,368	
8	0211	CONCRETE W	0	100	0	0		426.00	SF 6.00	100	2016	2016	3	72	1,840	

TOTAL OB/XF											
BLD DATE	10/18/2016	FRSR	LGL DATE	06/30/2020	RTST						
XF DATE	10/18/2016	FRSR	LAND DATE								
INC DATE			AG DATE								
16 PINE LN, CRAWFORDVILLE											
TOTAL OB/XF 17,215											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W4 N12 W32 FOP=[YR=2016] N16 W24 S16 E24\$ W2											
DCK=[YR=1995] N16 W20 S16 E20\$ W28 S12 FGR=[YR=1995] S1											
PTO=[YR=1995] W3 S4 E3 N4\$ S19 E20 N20 W20\$ E20 S20 E14											
POP=[YR=1995] E13 N4 W13 S4\$ N4 E13 S4 E19 N20\$.											

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	10,000.00	10,000.00	50,000							