

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
02	CONCR SLAB 100	02	WOOD FRAME 100
12	CEDAR/CYPR 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
03	CENTRAL 100		
03	AVERAGE		
0100	SINGLE FAMILY		
000	1.00/		
03	AVERAGE		
0100	SINGLE FAMILY		
2	MKT AREA	11	
000	1.00/		
BAS	1,248	100	1993
DCK	350	10	1995
FCP	484	25	1993
FOP	288	30	1993
TOTALS	2,370		

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% - 2020		108.30	161,367	1993	2015	0	0	8.00	92.00	Heated Area: 1248 HX Base Yr 2020	
BLD DATE	08/15/2017	RTSR	LGL DATE	08/15/2017	RTSR	AG DATE							
XF DATE	08/15/2017	RTSR	LAND DATE	08/15/2017	RTSR	AG DATE							
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				148,458	
TOTAL MARKET OB/XF VALUE				1,811	
TOTAL LAND VALUE - MARKET				10,500	
TOTAL MARKET VALUE				160,769	
SOH/AGL Deduction				4,967	
ASSESSED VALUE				155,802	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				105,802	
TOTAL JUST VALUE				160,769	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				159,420	
JS 5YR CK; PU XFOB					
CARROLL PORTED 2019 VALUES/02413-002					
ADD HX FOR 2020- ROACH					
ADD HX FOR 2018					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
16001213	REPAIRS-CO	0	12/02/2016		
020321	N/A	0	11/17/1995		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / V I /	RSN CD	SALE PRICE
1101/0072	2/14/2019	WD Q	Q I	01	210,000
GRANTOR: CARROLL CHRISTOPHER L					
GRANTEE: ROACH CARL H III					
1034/0059	4/29/2017	WD U	I	30	100
GRANTOR: CARROLL CARL C III &					
GRANTEE: CARROLL CHRISTOPHER					
BUILDING NOTES					
BUILDING DIMENSIONS					
FCP=[YR=1993] W22 DCK=[YR=1995] N14 W25 S14 E25\$					
BAS=[YR=1993] W48 S26 FOP=[YR=1993] S6 E48 N6 W48\$ E48 N26 \$					
S22 E22 N22\$.					

EXTRA FEATURES		201 ROYAL OAKS CT, CRAWFORDVILLE	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0140	FIRE PLACE	1,900.00
2	0620	WOOD UTL B	6.00
3	0211	CONCRETE W	6.00
4	0940	OPEN SHED	4.00
5	0055	PORTABLE C	0.00

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	1,900.00	100	1994	1994	3	51	969	
2	0620	WOOD UTL B	0	100 20 20	400.00	SF	6.00	6.00	100	1995	1995	3	20	480	
3	0211	CONCRETE W	0	100 50 3	150.00	SF	6.00	6.00	100	2002	2002	3	20	180	
4	0940	OPEN SHED	0	100 10 6	60.00	SF	4.00	4.00	100	2017	2017	3	76	182	
5	0055	PORTABLE C	0	100 30 24	720.00	SF	0.00	0.00	100	2019	2019	3	85	0	
TOTAL OB/XF 1,811															

LAND DESCRIPTION		TOTAL OB/XF 1,811																						
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	1.00	AC		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

LAND DESCRIPTION		TOTAL OB/XF 1,811																						
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	1.00	AC		1.00	1.00	1.00	10,500.00	10,500.00	10,500							