

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	09	PINE WOOD	100
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW 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
BAS	674	100	1993
USP	54	40	1993
USP	72	40	1993
TOTALS	800		

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%	- 0		46,835	1950	1950	0	0	60.00	40.00	Heated Area: 674 HX Base Yr	
TOTALS				800	725	18,734							

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				43,768		
TOTAL MARKET OB/XF VALUE				1,282		
TOTAL LAND VALUE - MARKET				31,350		
TOTAL MARKET VALUE				76,400		
SOH/AGL Deduction				21,278		
ASSESSED VALUE				55,122		
TOTAL EXEMPTION VALUE				HX HB 22,651		
BASE TAXABLE VALUE				32,471		
TOTAL JUST VALUE				76,400		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				76,450		
DC OR 1357 P 342 - JOHN JEROME WILLIAMS JR - DOD 1						
DC OR 1345 P 216 ROSHELL NICHOLSON						
5 YR PRCL CK, PU XFOB LN 1, DEL XFOB LN 2,3						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000062	SHED	0	05/04/2020			
30504	ELEC/UP	0	07/13/2003			
30452	REMODL	0	06/30/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0855/0561	7/01/2011	QC	U	I	11	100
GRANTOR: NICHOLSON ROCHELLE						
GRANTEE: NICHOLSON ROCHELLE						
0829/0401	7/01/2010	QC	U	I	11	100
GRANTOR: NICHOLSON ROCHELLE						
GRANTEE: NICHOLSON ROCHELLE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W8 USP=[YR=1993] W12 S6 E12 N6\$ S6 W12 S34 E11						
USP=[YR=1993] E9 N6 W9 S6\$ N6 E9 N34\$.						

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	0625	PORT WD UT	0	100	20	12		240.00	SF	6.00				6.00	1,282
BLD DATE 06/26/2020 RTJT LGL DATE 06/26/2020 RTJT															
XF DATE 06/26/2020 RTJT LAND DATE 06/26/2020 RTJT															
INC DATE AG DATE															
1445 WOODVILLE HWY, CRAWFORDVILLE															

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	1.68	AC		1.00	1.00	1.00	7,500.00	7,500.00	12,600							
2	001000	C	VAC COMMERCI	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	18,750							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	03	MASONRY 100	
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	01	FLAT 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	01	FIN.SUSPD 100	
Heating Type	02	CONVECTION 100	
Air Condition	02	WINDOW 100	
Fixtures		4 100	
Story Height		0 100	
RMS		1 100	
Stories	0	0 100	
Class	00	N/A 100	
Units		0 100	
Quality	02	BELOW 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
BAS	2,400	100	1993
TOTALS	2,400		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
3500	04	2,400	40.9106	34.77	83,448	1955	1955	0	0	10	60.00	30.00	
2 STORE RETL 0% - 0 Heated Area: 2400 HX Base Yr													
BLD DATE	06/26/2020	RTJT	LGL DATE	06/26/2020	RTJT	LAND DATE	06/26/2020	RTJT					
XF DATE	06/26/2020	RTJT	AG DATE										
INC DATE													

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TOTAL EXEMPTION VALUE				HX HB 22,651		
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TOTAL JUST VALUE				76,400		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				76,450		
A/C CARD 2						
A/C, NEW TRAV CARD 1, PU FNDN & FRME, CHG						
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL, EXW,						
LAND VAL CHG PER DOR STUDY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0855/0561	7/01/2011	QC	U	I	11	100
GRANTOR: NICHOLSON ROCHELLE						
GRANTEE: NICHOLSON ROCHELLE						
0829/0401	7/01/2010	QC	U	I	11	100
GRANTOR: NICHOLSON ROCHELLE						
GRANTEE: NICHOLSON ROCHELLE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W50 S48 E50 N48 \$.						

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
1445 WOODVILLE HWY, CRAWFORDVILLE																
TOTAL OB/XF 0																

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	