

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	70	
Exterior Wall	16	WD FR	STUC	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	08	CLAY TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		5	100		
Bathrooms		4	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	5000	IMPRVD	AG RES		
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	1,610	100	2015	1,610	203,690
DCK	66	10	2015	7	886
DCK	66	10	2015	7	886
FOP	262	30	2015	79	9,995
FUS	1,740	100	2015	1,740	220,138
PTO	189	5	2015	9	1,139
PTO	190	5	2015	10	1,265
TOTALS	4,123			3,462	437,998

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%	- 2016								
Heated Area: 3350						HX Base Yr 2016					
1515 WOODVILLE HWY, CRAWFORDVILLE											
BLD DATE	06/28/2016	FRSR	LGL DATE	08/20/2020	RTL	AG DATE	08/20/2020	RTL			
XF DATE	08/20/2020	RTL	LAND DATE								
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		456,767	
TOTAL MARKET OB/XF VALUE		7,542	
TOTAL LAND VALUE - MARKET		83,850	
TOTAL MARKET VALUE		482,293	
SOH/AGL Deduction		183,359	
ASSESSED VALUE		298,934	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		248,934	
TOTAL JUST VALUE		548,159	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,935	
5 YR PRCL CK, NC			
2021 AG RENEW W/O RETURN CARD			
REMOVE H9 CODE			
COA USPS FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000462	CARPORT-CO	0	05/11/2016
2014555	SFD-CO	0	07/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0509	8/26/2024	QC	U	I	14	100
GRANTOR: NGUYEN LO						
GRANTEE: NGUYEN ETHAN LP						
0668/0760	8/01/2006	WD	Q	I		154,000
GRANTOR: SIMMONS JOSEPH D						
GRANTEE: NGUYEN LO & NGUYEN						

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	26	24	624.00	SF	6.00	6.00	100	2015	2015	3	67	2,508	
2	0211	CONCRETE W	0	100	67	3	201.00	SF	6.00	6.00	100	2015	2015	3	67	808	
3	0210	CONCRETE D	0	100	16	10	160.00	SF	6.00	6.00	100	2015	2015	3	67	643	
4	0211	CONCRETE W	0	100	17	6	102.00	SF	6.00	6.00	100	2015	2015	3	67	410	
5	0213	CONCRETE P	0	100	19	20	380.00	SF	6.00	6.00	100	2015	2015	3	100	2,280	
6	0625	PORT WD UT	0	100	12	20	240.00	SF	6.00	6.00	100	2014	2014	3	62	893	
TOTAL OB/XF															7,542		

BUILDING NOTES														
BAS=[YR=2015] W35 PTO=[YR=2015] W10 S19 E10 N19\$ S45														
PTO=[YR=2015] W3 S10 E11 S4 E19 N4 E11 N10 W3 S7 W11 S4 W13														
N4 W11 N7\$ S1 FOP=[YR=2015] S6 E11 S4 E13 N4 E11 N6 W35\$ E35														
N46\$ PTR=E15 FUS=[YR=2015] S46 DCK=[YR=2015] S6 E11 N6 W11\$														
E11 S10 E13 N4 DCK=[YR=2015] E11 N6 W11 S6\$ N6 E11 N46 W35\$ W15\$.														

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	000110	C	SFR RURAL	100		RR5	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	9.18	AC		1.00	1.00	1.00	325.00	325.00	2,984							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	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	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FDG	480	60	2015
TOTALS	480		288
			10,493

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2 SFR UFGR		100%	-	288	88.0000	39.60	11,405	2015	2015	0	0	0	0															
Heated Area: 0 HX Base Yr 2016																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>06/28/2016</th> <th>FRSR</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>08/20/2020</th> <th>RTLA</th> <th>LAND DATE</th> <th>08/20/2020</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	06/28/2016	FRSR	LGL DATE		XF DATE	08/20/2020	RTLA	LAND DATE	08/20/2020	INC DATE			AG DATE	
BLD DATE	06/28/2016	FRSR	LGL DATE																									
XF DATE	08/20/2020	RTLA	LAND DATE	08/20/2020																								
INC DATE			AG DATE																									
1515 WOODVILLE HWY, CRAWFORDVILLE																												

WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				456,767		
TOTAL MARKET OB/XF VALUE				7,542		
TOTAL LAND VALUE - MARKET				83,850		
TOTAL MARKET VALUE				482,293		
SOH/AGL Deduction				183,359		
ASSESSED VALUE				298,934		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				248,934		
TOTAL JUST VALUE				548,159		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				484,935		
5 YR PRCL CH, PU BLDG CARD 3						
NEW TRIM SENT						
PRCL:0:2: W 2015 VALUES						
PRCL:0:1: SOH PORTED FROM LEON FOR 2016 FOR NGUYEN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0509	8/26/2024	QC	U	I	14	100
GRANTOR: NGUYEN LO						
GRANTEE: NGUYEN ETHAN LP						
0668/0760	8/01/2006	WD	Q	I		154,000
GRANTOR: SIMMONS JOSEPH D						
GRANTEE: NGUYEN LO & NGUYEN						
BUILDING NOTES						
BUILDING DIMENSIONS						
FDG=[YR=2015] W24 S20 E24 N20\$.						

EXTRA FEATURES														TOTAL OB/XF																	
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															
1515 WOODVILLE HWY, CRAWFORDVILLE																		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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR			

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	5000 IMPRVD AG RES		
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	960	40	2016
TOTALS	960		384
			8,276

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
3	SFR	UFGR	100%	- 2016								Heated Area: 0																
												HX Base Yr 2016																
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INC DATE			AG DATE	RTLA																								

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
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ASSESSED VALUE				298,934		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				248,934		
TOTAL JUST VALUE				548,159		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				484,935		
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-6						
CORRECT ACERAGE PER LEGAL DESCRIPTION						
APPROVE AG FOR 2009						
ADD CHG PER OWNER VIA EMAIL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0509	8/26/2024	QC	U	I	14	100
GRANTOR: NGUYEN LO						
GRANTEE: NGUYEN ETHAN LP						
0668/0760	8/01/2006	WD	Q	I		154,000
GRANTOR: SIMMONS JOSEPH D						
GRANTEE: NGUYEN LO & NGUYEN						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=2016] W24 S40 E24 N40\$.						

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

TOTAL OB/XF														0										
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

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