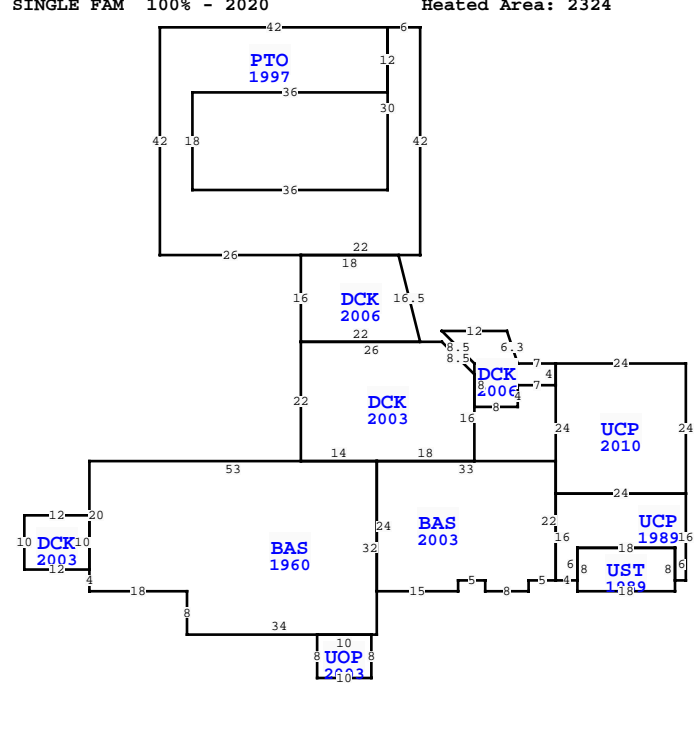


ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 100
Frame	02	WOOD	FRAME 100
Exterior Wall	26	AL SIDING	50
Exterior Wall	30	VINYL	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	09	PINE WOOD	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			3 100
Story Height			0 100
Stories	1.	1. 100	
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	01
NEIGHBORHOOD/LOC	000	1.00/	

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,771	113.6000	107.92	299,046	1960	1990		0	0	37.13 62.87

1 SINGLE FAM 100% - 2020 Heated Area: 2324 HX Base Yr 2020



\*\* This building has 11 Sub-Areas

WAKULLA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,010
TOTAL MARKET OB/XF VALUE		23,522
TOTAL LAND VALUE - MARKET		20,740
TOTAL MARKET VALUE		232,272
SOH/AGL Deduction		29,890
ASSESSED VALUE		202,382
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,382
TOTAL JUST VALUE		232,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,055

5YR CK JS DEMO XFOB X2  
 PENDING 2020 LATE FILE APP  
 EMLD LEON PA FOR DR501R-SHEPHERD  
 COA PER WAK TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001056	SCREEN PORCH	0	09/27/2023
20000518	WINDOWS-PORCH	0	11/03/2020
19001217	REPAIRS-CO	0	08/23/2019
2010218	RE-ROOF	0	04/06/2010
30065	ADDITON	0	04/08/2003
024228	ADDIT	0	10/28/1999

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1084/0433	8/24/2018	WD	Q	I	01	280,000

GRANTOR: HOOVER MYRNA P  
 GRANTEE: SHEPHERD STANLEY M  
 0334/0723 9/23/1998 QC U I 100  
 GRANTOR:  
 GRANTEE:

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1960	1,552	105,302
BAS	772	100	2003	772	52,380
DCK	120	10	2003	12	814
DCK	686	10	2003	69	4,681
DCK	152	10	2006	15	1,018
DCK	320	10	2006	32	2,171
PTO	1,368	5	1997	68	4,614
UCP	276	20	1989	55	3,732
UCP	576	20	2010	115	7,803
UOP	80	20	2003	16	1,086
<b>TOTALS</b>	<b>6,046</b>			<b>2,771</b>	<b>188,010</b>

261 SPRINGHILL RD, CRAWFORDVILLE

BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE
01/30/2017	01/30/2017				01/30/2017	MMSR

**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	1,900.00	100	1988	1988	3	45	855
2	0220	POOL VINYL	0	100	18	32	576.00	SF	60.00	60.00	100	1997	1997	3	40	13,824
3	0955	PRIVACY FE	0	100	0	0	30.00	LF	15.00	15.00	100	2011	2011	3	65	293
4	0055	PORTABLE C	0	100	19	18	342.00	SF	3.00	3.00	100	2008	2008	3	34	349
5	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1960	1960	3	20	260
6	0375	WOOD WALK	0	100	104	4	416.00	SF	15.00	15.00	100	2006	2006	3	27	1,685
7	0210	CONCRETE D	0	100	30	18	540.00	SF	6.00	6.00	100	1999	1999	3	20	648
8	0211	CONCRETE W	0	100	7	3	21.00	SF	6.00	6.00	100	1999	1999	3	20	25
9	0250	ASPHALT AV	0	100	34	32	1,088.00	SF	2.00	2.00	100	2012	2012	3	52	1,132
10	0250	ASPHALT AV	0	100	428	10	4,280.00	SF	2.00	2.00	100	2012	2012	3	52	4,451

**TOTAL OB/XF** 23,522

**BUILDING NOTES**

**BUILDING DIMENSIONS**

UCP=[YR=2010] W24 DCK=[YR=2006] W7 L2 U6 W12 D6 R6 S8 E8 N4 E7 N4\$ S24 E24 UCP=[YR=1989] W24 S16 BAS=[YR=2003] N22 W33 DCK=[YR=2003] E18 N16 U6 L6 W26 DCK=[YR=2006] E22 U16 L4 W18 PTO=[YR=1997] E22 N42 W6 S30 W36 N18 E36 N12 W42 S42 E26\$ S16\$ S22 E14\$ BAS=[YR=1960] W53 S20 DCK=[YR=2003] N10 W12 S10 E12\$ S4 E18 S8 E34 UOP=[YR=2003] W10 S8 E10 N8\$ E1 N32\$ S24 E15 N2 E5 S2 E8 N2 E5\$ E4 N6 E18 UST=[YR=1989] W18 S8 E18 N8\$ S6 E2 N16\$ N24\$.

LAND DESCRIPTION		TOTAL OB/XF 23,522																						
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	2.44	AC		1.00	1.00	1.00	8,500.00	8,500.00	20,740							