

ELLENWOOD SUB M-50C LOT 12
 OR 137 P 710 & OR 183 P 780
 OR 240 P 821 & OR 247 P 205

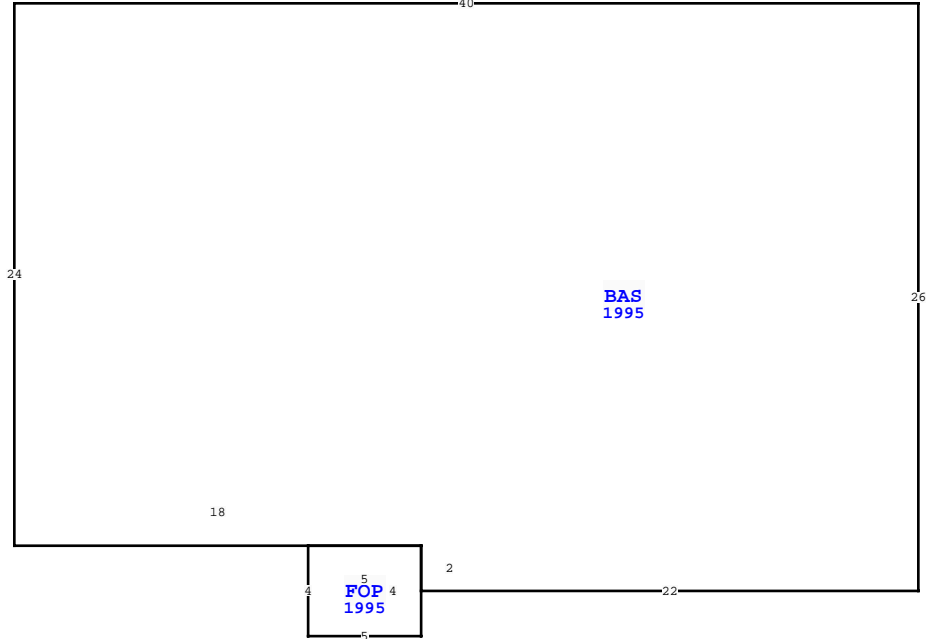
TOMAINI CHRISTOPHER
 281 EMMETT WHALEY ROAD
 CRAWFORDVILLE, FL 32327

2024

23-4S-02W-064-02020-012

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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% - 2007		93.88	94,819	1995	2000		0	23.00	77.00	
Heated Area: 1004 HX Base Yr 2007												



Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 08			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,004	100	1995	1,004	72,577
FOP	20	30	1995	6	434
TOTALS	1,024			1,010	73,011

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			73,011
TOTAL MARKET OB/XF VALUE			3,678
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			106,689
SOH/AGL Deduction			33,521
ASSESSED VALUE			73,168
TOTAL EXEMPTION VALUE	HX HB		48,168
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			106,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,978
5-YR PARCEL CHECK; NO CHANGES			
5 YR PRCL CK. CHG BATHS, FLOR.			
CORR TRAV			
5 YR PRCL CH, PU FNDN & FRME, CORR QUAL, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
019187	N/A	0	01/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0859	12/20/2005	WD	Q	I		147,300
GRANTOR: SHRIVER CARMEN K						
GRANTEE: TOMAINI CHRISTOPHER						
0429/0078	12/20/2001	WD	U	I		64,000
GRANTOR: SHRIVER CARMEN K						
GRANTEE:						

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	2001	2001	3	58	1,102	
2	0700	PORT BLDG	0	100	30	12		360.00	SF 8.00	100	2001	2001	3	58	1,670	
3	0700	PORT BLDG	0	100	16	12		192.00	SF 8.00	100	2002	2002	3	59	906	

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			RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							