

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
30	WOOD FRAME 100				
02	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
1	100				
1	100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	13			
000	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2003	768	73,194
DCK	16	10	2003	2	190
DCK	32	10	2003	3	286
DCK	40	10	2003	4	382
FOP	80	30	2003	24	2,287
FSP	160	55	2006	88	8,386
PCP	768	10	2003	77	7,338
PTO	384	5	2003	19	1,810
TOTALS	2,248			985	93,874

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	985	125.4000	119.13	117,343	2003	2003	0	0	20.00	80.00
1 SINGLE FAM 100% - 2021 Heated Area: 768 HX Base Yr 2021											
BLD DATE 07/23/2018 MMTP LGL DATE XF DATE 07/23/2018 MMTP LND DATE 07/23/2018 MMTP INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		93,874		
TOTAL MARKET OB/XF VALUE		3,892		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		120,266		
SOH/AGL Deduction		16,924		
ASSESSED VALUE		103,342		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		53,342		
TOTAL JUST VALUE		120,266		
NCON VALUE		691		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		110,853		
FR 5YR CK 8/18/23; PU XFOBS				
ADD HX FOR 2021-CROWSON				
5 YR PRCL CHK CORR TRAV, CHG RCVR				
5 YR PRCL CH, CHG QUAL				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18000197	ROOF OVER-CO	0	02/26/2018	
2010366	MECH	0	05/21/2010	
28890	SFD	0	04/10/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1092/0785	11/19/2018	WD Q	I 01	116,000
GRANTOR: KEITH CHARLES W & SUS				
GRANTEE: CROWSON JONATHAN T				
0242/0725	10/17/1994	WD U	I	35,000
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=2003] W4 S10 FSP=[YR=2006] N10 W16 S10 E16\$ BAS=[YR=2003] W32 S24 PTR= S15 PTO=[YR=2003] S12 E32 PCP=[YR=2003] W32 S24 E32 N24\$ N12 W32\$ N15\$ E16 POP=[YR=2003] W10 S8 E10 N8\$ E16 PTR=S4 DCK=[YR=2003] W4 S8 E4 N8\$ N4 \$ N24\$ E4 PTR=E15 N6 DCK=[YR=2003] E4 N4 W4 S4\$ S6 W15\$ N10\$.				

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	0375	WOOD WALK	0	100	123	4			15.00	100	1998	1998	3	20	1,476	
2	0170	GARAGE UNF	0	100	10	20	SF	25.00	25.00	100	1980	1980	3	20	1,000	
3	0770	PUMP HOUSE	0	100	5	4	SF	5.00	5.00	100	1980	1980	3	0	0	
4	0350	BOATDOCK A	0	100	18	8	SF	24.00	24.00	100	1998	1998	3	20	691	
5	0211	CONCRETE W	0	100	9	3	SF	6.00	6.00	100	2003	2003	3	21	34	
11	0635	PORT MTL U	0	100	20	24	SF	0.00	0.00	100	2024	2019	AV	85	0	
12	0060	DECK WOOD	0	100	6	24	SF	5.00	5.00	100	2024	2019	AV	96	691	
TOTAL OB/XF 3,892																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			161.00	263.00	1.50	LT		1.00	1.00	1.00	15,000.00	15,000.00	22,500							