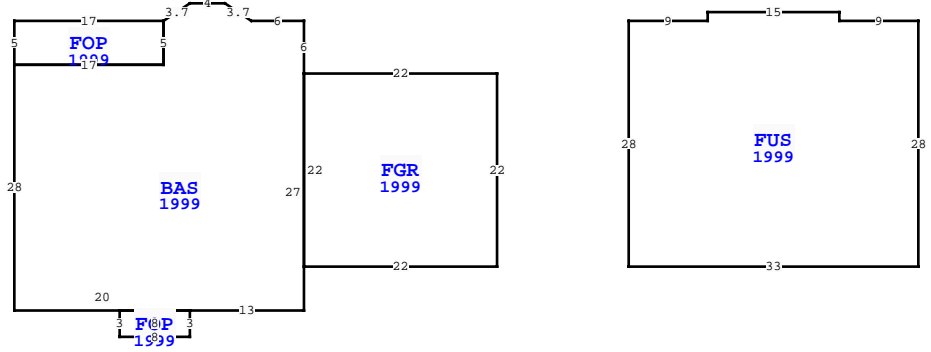




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 60
Interior Floor	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 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%	- 2024									Heated Area: 1957	HX Base Yr 2023



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	171.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1999	1,018	91,037
FGR	484	50	1999	242	21,641
FOP	24	30	1999	7	626
FOP	85	30	1999	26	2,326
FUS	939	100	1999	939	83,972
TOTALS	2,550			2,232	199,601

119 EAGLE NEST LN, CRAWFORDVILLE

BLD DATE	02/21/2018	MMJT	LGL DATE	
XF DATE	02/21/2018	MMJT	LAND DATE	11/15/2006
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,601
TOTAL MARKET OB/XF VALUE			3,332
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			227,933
SOH/AGL Deduction			0
ASSESSED VALUE			227,933
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			177,933
TOTAL JUST VALUE			227,933
NCON VALUE			156
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,739
MM 5YR CK, INCR EYB TO 2001 FOR AC, DEMO/PU XFOB			
INCR EYB 1999-2003 RE-ROOF CC 2-2022			
PORT STEWART 2021 VALUES TO HOLMES COUNTY			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000103	RE-ROOF-CC	0	02/22/2022
025185	HSE	0	05/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0621	2/11/2022	WD Q	Q	I	01	310,000
GRANTOR: A FLIPPING DREAM LLC						
GRANTEE: BETANCUR ERICA M EM						
1251/0845	2/11/2022	WD Q	Q	I	01	175,000
GRANTOR: AMH REAL ESTATE INVES						
GRANTEE: A FLIPPING DREAM LL						

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	50	19	138.00	SF	6.00	6.00	100	1999	1999	3	20	166	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1999	1999	3	56	1,064	
4	0211	CONCRETE W	0	100	47	3	141.00	SF	6.00	6.00	100	1999	1999	3	20	169	
5	0060	DECK WOOD	0	100	16	16	256.00	SF	5.00	5.00	100	2008	2008	3	50	640	
6	0700	PORT BLDG	0	100	16	12	192.00	SF	8.00	8.00	100	2010	2010	3	74	1,137	
7	0210	CONCRETE D	0	100	0	0	130.00	SF	6.00	6.00	100	2024	1999	AV	20	156	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W6 L3 U2 W4 L3 D2 S5 W17 FOP=[YR=1999] E17 N5 W17 S5\$ S28 E20 FOP=[YR=1999] W8 S3 E8 N3\$ E13 N27 FGR=[YR=1999] S22 E22 PTR= E15 FUS=[YR=1999] E33 N28 W9 N1 W15 S1 W9 S28\$ W15\$ N22 W22\$ N6\$.													

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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							