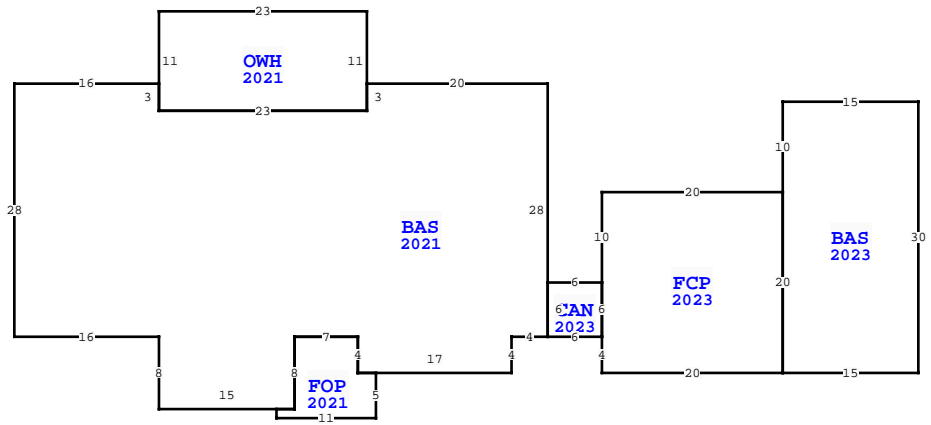


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	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%	- 2024									Heated Area: 2474	HX Base Yr 2024



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		5 MKT AREA 08			
NEIGHBORHOOD/LOC		341.00 1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	2021	1,771	189,751
BAS	450	100	2023	450	48,215
CAN	36	30	2023	11	1,179
FCP	400	25	2023	100	10,714
FOP	75	30	2021	22	2,357
OWH	253	100	2021	253	27,107
TOTALS	2,985			2,607	279,323

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	0625	PORT WD UT	0 100	20	12	240.00	SF	4.00	4.00	100	2024	2011	AV	47	0	
2	0940	OPEN SHED	0 100	10	12	120.00	SF	4.00	4.00	100	2024	2022	AV	97	466	
3	0940	OPEN SHED	0 100	30	10	300.00	SF	4.00	4.00	100	2024	2022	AV	97	1,164	

LAND DESCRIPTION		TOTAL OB/XF 1,630																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	34,500.00	34,500.00	34,500							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		279,323	
TOTAL MARKET OB/XF VALUE		1,630	
TOTAL LAND VALUE - MARKET		34,500	
TOTAL MARKET VALUE		315,453	
SOH/AGL Deduction		20,035	
ASSESSED VALUE		295,418	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		245,418	
TOTAL JUST VALUE		315,453	
NCON VALUE		59,752	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,882	
MM PRMT CK 8/24/23; PU XFOBS AND NEW TRAVERSE; CHG			
COA PER NCOA REPORT			
PU NEW SFD; C/O 9-17-21			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000207	ADDITION-CO	0	04/03/2023
20001221	SFD-CO	0	03/05/2021
20001221	SFD	0	03/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/0631	4/23/2019	WD Q	Q	V	01	22,000
GRANTOR: SHAW SECURITIES, INC						
GRANTEE: PIGOTT PAUL VERLIN						
0798/0337	6/29/2009	WD U	V	12		408,000
GRANTOR: AMERIS BANK						
GRANTEE: SHAW SECURITIES, IN						

BUILDING NOTES	
412 FLOYD GRAY RD, CRAWFORDVILLE	
BLD DATE 10/13/2021 MMMM LGL DATE 10/13/2021 MMMM	
XF DATE 10/13/2021 MMMM LAND DATE 10/13/2021 MMMM	
INC DATE	

BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=0,0] W20 S3 W23 N3 W16 S28 E16 S8 E15 N8 E7 S4 E17 N4 E4 N28 \$	
FCP=[YR=2023;ORIG=6,12] S10 S6 S4 E20 N20 W20 \$	
OWH=[YR=2021;ORIG=-43,3] E23 N11 W23 S11 \$	
FOP=[YR=2021;ORIG=-21,28] W7 S8 W2 S1 E11 N5 W2 N4 \$	
CAN=[YR=2023;ORIG=0,22] E6 S6 W6 N6 \$	
BAS=[YR=2023;ORIG=26,2] S10 S20 E15 N30 W15 \$	