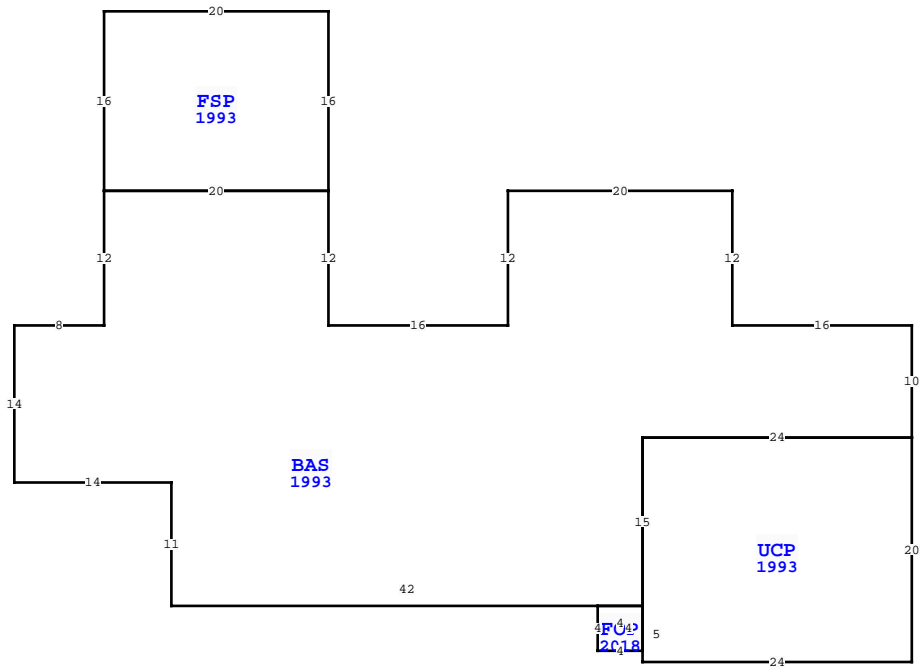




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	12	HARDWOOD	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100	1993	1,966	97,004
FOP	16	30	2018	5	247
FSP	320	55	1993	176	8,684
UCP	480	20	1993	96	4,737
TOTALS	2,782			2,243	110,671

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% - 2022			235,470	1960	1970	0	0	53.00	47.00	Heated Area: 1966 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,671
TOTAL MARKET OB/XF VALUE			10,742
TOTAL LAND VALUE - MARKET			146,400
TOTAL MARKET VALUE			141,575
SOH/AGL Deduction			32,392
ASSESSED VALUE			109,183
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			59,183
TOTAL JUST VALUE			267,813
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,739
MM 5 YR CK, +/-XFOB, PU FOP2018			
2022 AG APP RECVD APPROVED			
2022 PORT FROM 25-4S-02W-341-02139-A19			
2021 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000127	WINDOWS	0	02/12/2016
20051918	REROOF	0	11/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/0668	12/28/2021	QC	U	I	11	100
GRANTOR: DUGGER CLINTON MELVIN						
GRANTEE: DUGGER HOLLY DIANE						
1200/0459	3/31/2021	QC	U	I	30	100
GRANTOR: DUGGER JIMMIE LESLEY						
GRANTEE: DUGGER CLINTON MELV						

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	135	9	1,215.00	SF	6.00	6.00	100	1980	1980	3	20	1,458	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
3	0620	WOOD UTL B	0	100	14	14	196.00	SF	6.00	6.00	100	1980	1980	3	20	235	
4	0700	PORT BLDG	0	100	10	8	80.00	SF	8.00	8.00	100	2010	2010	3	74	474	
5	0955	PRIVACY FE	0	100	0	0	56.00	LF	15.00	15.00	100	1998	1998	3	0	0	
6	0211	CONCRETE W	0	100	19	4	76.00	SF	6.00	6.00	100	1970	1970	3	20	91	
7	0940	OPEN SHED	0	100	0	0	1,100.00	SF	4.00	4.00	100	1970	1970	3	20	880	
8	0520	WORK SHOP	0	100	50	24	1,200.00	SF	12.00	12.00	100	1980	1980	3	20	2,880	
9	0210	CONCRETE D	0	100	50	24	1,200.00	SF	6.00	6.00	100	1980	1980	3	20	1,440	
10	0940	OPEN SHED	0	100	40	20	800.00	SF	4.00	4.00	100	1980	1980	3	20	640	

TOTAL OB/XF													
8,358													
BLD DATE	03/16/2017	MMJT	LGL DATE	03/16/2017	MMJT								
XF DATE	03/16/2017	MMSR	LAND DATE	03/16/2017	MMJT								
INC DATE			AG DATE										

BUILDING NOTES													
638 ARRAN RD, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=1993] W20 S12 W16 N12 FSP=[YR=1993] N16 W20 S16 E20 \$													
W20 S12 W8 S14 E14 S11 E42 FOP=[YR=2018] W4 S4 E4 N4\$													
UCP=[YR=1993] S5 E24 N20 W24 S15 \$ N15 E24 N10 W16 N12 \$.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	14.50	AC		1.00	1.00	1.00	325.00	325.00	4,712							
3	005996	A	AG WETLAND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	100.00	100.00	100							
4	009404	C	POWER LINE R	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							
5	005910	A	HARDWOOD LOW	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							

