

BUILDING CHARACTERISTICS		
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	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Heating Type	02	CONVECTION 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	11	FAIR 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 11
NEIGHBORHOOD/LOC	51.00	1.15/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	946	100
BAS	126	100
BAS	162	100
FCP	240	25
PTO	220	5
UST	70	45
TOTALS	1,764	

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0100	01	1,337	62.4750	68.25	91,250	1968	1968	0	0	55.00	45.00																				
1 SINGLE FAM 100% - 2023 Heated Area: 1234 HX Base Yr 2023																															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/11/2017</th> <th>RTRT</th> <th>LGL DATE</th> </tr> <tr> <th>XF DATE</th> <th>10/11/2017</th> <th>RTRT</th> <th>LAND DATE</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>10/11/2017</td> </tr> <tr> <td></td> <td></td> <td></td> <td>RTRT</td> </tr> </tbody> </table>												BLD DATE	10/11/2017	RTRT	LGL DATE	XF DATE	10/11/2017	RTRT	LAND DATE	INC DATE			AG DATE				10/11/2017				RTRT
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,062
TOTAL MARKET OB/XF VALUE			6,923
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			77,985
SOH/AGL Deduction			10,053
ASSESSED VALUE			67,932
TOTAL EXEMPTION VALUE	HX HB		42,932
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			77,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,953
5 YEAR PRCL CH, N/C			
01743-000 FOR 2020			
TIMOTHY SARVIS TRANSFERRED HX TO 9 ROCK HOLE			
HOLE PER APP ON FILE. REMOVE HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/0258	4/18/2022	WD	Q	I	01	40,000
GRANTOR: SARVIS JOHN W						
GRANTEE: WALLER LOUIS						
0391/0882	10/17/2000	WD	U	I		100
GRANTOR: SARVIS JOHN W						
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	0630	METAL UTL	0	100	10	14			8.00	100	1980	1980	3	20	224	
3	0630	METAL UTL	0	100	8	14			8.00	100	1980	1980	3	20	179	
4	0210	CONCRETE D	0	100	65	9			6.00	100	1980	1980	3	20	702	
5	0130	FIRE PLACE	0	100	0	0			1,300.00	100	1980	1980	3	20	260	
6	0160	GARAGE FIN	0	100	32	20			40.00	100	1979	1979	3	20	5,120	
7	0940	OPEN SHED	0	100	32	6			4.00	100	1979	1979	3	20	154	
8	0940	OPEN SHED	0	100	0	0			4.00	100	1979	1979	3	20	34	
9	0940	OPEN SHED	0	100	26	12			4.00	100	1980	1980	3	20	250	

TOTAL OB/XF											
6,923											
30 PIXIE CIR, CRAWFORDVILLE											

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>PTO=[YR=1993] W11 UST=[YR=1993] N7 W10 S7 E10\$ FCP=[YR=1993] W12 BAS=[YR=1993] W5 N10 BAS=[YR=1994] N6 W27 S6 E27\$ W40 S10 E6 S14 E18 BAS=[YR=1994] S6 E21 N6 W21\$ E21 N14\$ S20 E12 N20\$ S20 E11 N20\$.</p>											

LAND DESCRIPTION																								
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	2.00	LT		1.00	1.00	0.75	20,000.00	15,000.00	30,000							