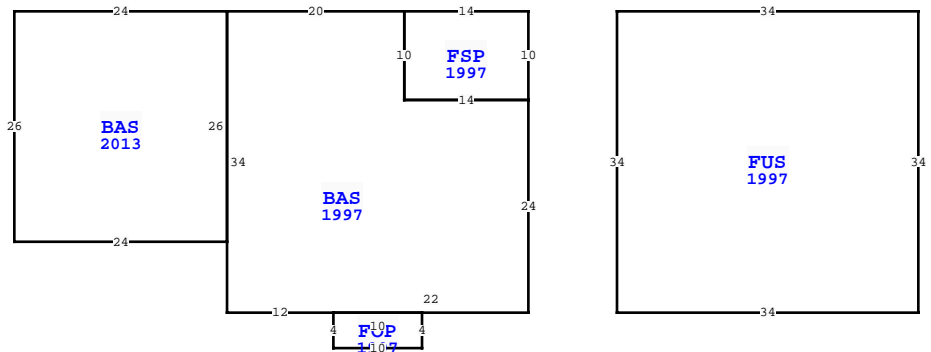




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Foundation | 02 CONCR SLAB 100 |
| Frame | 12 WOOD FRAME 100 |
| Exterior Wall | 19 COMMON BRK 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 13 GALVALUM 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 12 HARDWOOD 50 |
| Interior Floo | 14 CARPET 50 |
| Heating Type | 04 AIR DUCTED 100 |
| Air Condition | 03 CENTRAL 100 |
| Bedrooms | 4 100 |
| Bathrooms | 2.5 100 |
| Story Height | 0 100 |
| Stories | 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 | | |
| 0100 | 01 | 2,885 | 150.1500 | 142.64 | 411,516 | 1997 | 2007 | 0 | 0 | 16.00 | 84.00 | | |
| 1 SINGLE FAM 100% - 2022 Heated Area: 2796 HX Base Yr 2022 | | | | | | | | | | | | | |



| | |
|------------------|---------------------|
| Quality | 04 ABOVE AVERAGE |
| DOR CODE | 5000 IMPRVD AG RES |
| MAP NUM | 1 MKT AREA 12 |
| NEIGHBORHOOD/LOC | 000 1.00/ |
| TOTALS | 2,976 2,885 345,673 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,016 | 100 | 1997 | 1,016 | 121,734 |
| BAS | 624 | 100 | 2013 | 624 | 74,766 |
| FOP | 40 | 30 | 1997 | 12 | 1,438 |
| FSP | 140 | 55 | 1997 | 77 | 9,226 |
| FUS | 1,156 | 100 | 1997 | 1,156 | 138,509 |

| 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 | 0940 | OPEN SHED | 0 100 | 28 | 14 | 392.00 | SF | 4.00 | 4.00 | 100 | 1999 | 1999 | 3 | 20 | 314 | |
| 2 | 0140 | FIRE PLACE | 0 100 | 0 | 0 | 1.00 | UT | 1,900.00 | 1,900.00 | 100 | 1997 | 1997 | 3 | 54 | 1,026 | |
| 3 | 0210 | CONCRETE D | 0 100 | 0 | 0 | 500.00 | SF | 6.00 | 6.00 | 100 | 1997 | 1997 | 3 | 20 | 600 | |
| 4 | 0210 | CONCRETE D | 0 100 | 16 | 27 | 432.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 881 | |
| 5 | 0211 | CONCRETE W | 0 100 | 63 | 2 | 126.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 257 | |
| 6 | 0211 | CONCRETE W | 0 100 | 16 | 4 | 64.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 131 | |
| 7 | 0211 | CONCRETE W | 0 100 | 14 | 14 | 196.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 400 | |

| 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 | 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 | 005970 | A | TIMBER MIX 1 | 0 | | | 0.00 | 0.00 | 7.80 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 2,535 | | | | | | | |
| 3 | 006000 | A | PASTURE 1 | 0 | | | 0.00 | 0.00 | 11.20 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 3,640 | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|---|--------------------|-----------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 360,436 | |
| TOTAL MARKET OB/XF VALUE | | 3,609 | |
| TOTAL LAND VALUE - MARKET | | 157,500 | |
| TOTAL MARKET VALUE | | 385,220 | |
| SOH/AGL Deduction | | 25,246 | |
| ASSESSED VALUE | | 359,974 | |
| TOTAL EXEMPTION VALUE | | HX HB VX 55,000 | |
| BASE TAXABLE VALUE | | 304,974 | |
| TOTAL JUST VALUE | | 521,545 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 383,606 | |
| PORT TO 09739-004 EVANS | | | |
| 2023 AG APP RECVD APPRVD | | | |
| 2022 AG REMOVED NO RETURN CARD | | | |
| 5-YR PARCEL CK - CH FLOOR PU XFOB LN 1 CARD 2 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 2013329 | MECH | 0 | 05/28/2013 |
| 2007831 | GARAGE & UTILITY B | 0 | 06/07/2007 |
| 22065 | N/A | 0 | 03/31/1997 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1238/0585 | 11/15/2021 | WD Q | Q | I | 01 | 530,000 |
| GRANTOR: EVANS DUANE M & LESA | | | | | | |
| GRANTEE: SANDIFER GINGER & J | | | | | | |
| 0257/0146 | 6/30/1995 | WD Q | Q | V | | 60,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=1997] W14 S10 E14 BAS=[YR=1997] W14 N10 W20 | | | | | | | | | | | | | |
| BAS=[YR=2013] W24 S26 E24 N26\$ S34 E12 FOP=[YR=1997] S4 E10 | | | | | | | | | | | | | |
| N4 W10\$ E22 N24\$ N10\$ PTR= E10 FUS=[YR=1997] S34 E34 N34 W34\$ W10\$. | | | | | | | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,609 | | | | | | | | | | | | | |

HUNTERS GLENN PLANTATION
 LOT 1 CONT. 20 AC M/L
 OR 257 P 146 OR 1238 P 585

SANDIFER GINGER/SANDIFER JONATHAN
 40 HUNTERS TRCE
 CRAWFORDVILLE, FL 32327

2024

29-3S-01E-249-05506-H01



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|--------------------|--------------|------------|
| ELEMENT | CD | | |
| Foundation | 02 | CONCR SLAB | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 13 | GALVALUM | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 03 | CONC FINSH | 100 |
| Heating Type | 01 | NONE | 100 |
| Air Condition | 01 | NONE | 100 |
| Story Height | | 0 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Quality | 03 | AVERAGE | |
| DOR CODE | 5000 IMPRVD AG RES | | |
| MAP NUM | 1 | MKT AREA | 12 |
| NEIGHBORHOOD/LOC | 000 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| FDG | 775 | 60 | 2008 |
| TOTALS | 775 | | 465 14,763 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|-----------|-------------|----------------|-----------------|-----|-----|------|------|------|--------|--|----------|------------|------|----------|--|---------|------------|------|-----------|------------|----------|--|--|---------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | | | |
| 2 | SFR | UFGR | 100% | - 2022 | | | | | | | | | | | | | | | | | | | | | | | |
| Heated Area: 0 | | | | | HX Base Yr 2022 | | | | | | | | | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 1px solid black;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">FDG 2008</div> </div> </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>04/08/2021</td> <td>FRFR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/08/2021</td> <td>FRFR</td> <td>LAND DATE</td> <td>04/08/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> | | | | | | | | | | | | | BLD DATE | 04/08/2021 | FRFR | LGL DATE | | XF DATE | 04/08/2021 | FRFR | LAND DATE | 04/08/2021 | INC DATE | | | AG DATE | |
| BLD DATE | 04/08/2021 | FRFR | LGL DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | 04/08/2021 | FRFR | LAND DATE | 04/08/2021 | | | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 2 of 2 | 3 | |
|--|-------------|-----------|--------|-----------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | Tax Dist: | | | | |
| BUILDING MARKET VALUE | | | | 360,436 | | |
| TOTAL MARKET OB/XF VALUE | | | | 3,609 | | |
| TOTAL LAND VALUE - MARKET | | | | 157,500 | | |
| TOTAL MARKET VALUE | | | | 385,220 | | |
| SOH/AGL Deduction | | | | 25,246 | | |
| ASSESSED VALUE | | | | 359,974 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB VX 55,000 | | |
| BASE TAXABLE VALUE | | | | 304,974 | | |
| TOTAL JUST VALUE | | | | 521,545 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 383,606 | | |
| 2022 HX CARD RTND, H2 NOTC, COA MADE | | | | | | |
| 5 YR PRCL CK,CH FLOOR,PU XFOB LN-1,CARD-2 | | | | | | |
| AND EYB TO 2007 | | | | | | |
| R210112 TO CORR QUAL FROM AVG TO ABOVE AVG | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1238/0585 | 11/15/2021 | WD | Q | I | 01 | 530,000 |
| GRANTOR: EVANS DUANE M & LESA | | | | | | |
| GRANTEE: SANDIFER GINGER & J | | | | | | |
| 0257/0146 | 6/30/1995 | WD | Q | V | | 60,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| FDG=[YR=2008] W31 S25 E31 N25\$. | | | | | | |

| 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 | | | | | | | | | | | | | | | |
| 40 HUNTERS TRCE, CRAWFORDVILLE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>04/08/2021</td> <td>FRFR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/08/2021</td> <td>FRFR</td> <td>LAND DATE</td> <td>04/08/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> | | | | | | | | | | | | | BLD DATE | 04/08/2021 | FRFR | LGL DATE | | XF DATE | 04/08/2021 | FRFR | LAND DATE | 04/08/2021 | INC DATE | | | AG DATE | |
| BLD DATE | 04/08/2021 | FRFR | LGL DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | 04/08/2021 | FRFR | LAND DATE | 04/08/2021 | | | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| 0 | | | | | | | | | | | | | | | | | | | | | | | | | |