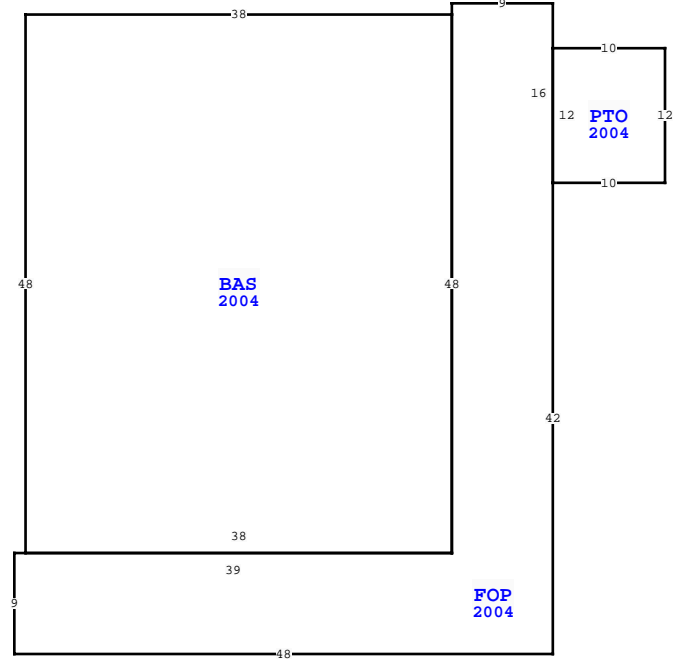




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	03	CONC	FINSH	50	
Interior Floo	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bathrooms				1	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		09	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2004	1,824	79,340
FOP	873	30	2004	262	11,396
PTO	120	5	2004	6	261
TOTALS	2,817			2,092	90,998

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,092	99.0000	94.05	196,753	2004	2004	0	30	0	23.75	46.25
1 SINGLE FAM			100% - 2022	Heated Area: 1824			HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,228	
TOTAL MARKET OB/XF VALUE		15,925	
TOTAL LAND VALUE - MARKET		394,800	
TOTAL MARKET VALUE		303,865	
SOH/AGL Deduction		87,558	
ASSESSED VALUE		216,307	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		161,307	
TOTAL JUST VALUE		644,953	
NCON VALUE		134,610	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,621	
CHANGED BLDG 1 QUALITY FROM BELOW AVG TO AVG. CHAN			
FR PU NCON GUEST HOUSE / XFOB 11-09-2023			
FR PU POLE BARN SIZE CORRECTION			
2022 AG APP RECVD APPRVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001057	SFD	0	11/22/2022
22001124	GUEST HOUSE-CO	0	11/22/2022
32239	A/C	0	08/13/2004
31861	SFD	0	05/21/2004
027825	ELEC	0	05/24/2001
027528	P/POLE	0	03/01/2001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1154/0396	6/05/2020	WD Q	I 01
GRANTOR: CLEWIS KEVEN & ROBIN		SALE PRICE	
GRANTEE: BLANCO ELVIRA V		400,000	
0371/0116	1/06/2000	WD Q	V
GRANTOR: CLEWIS KEVEN & ROBIN		85,500	
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2004] W9 S1 BAS=[YR=2004] W38 S48 E38 N48\$ S48 W39 S9 E48 N42 PTO=[YR=2004] E10 N12 W10 S12\$ N16\$.			

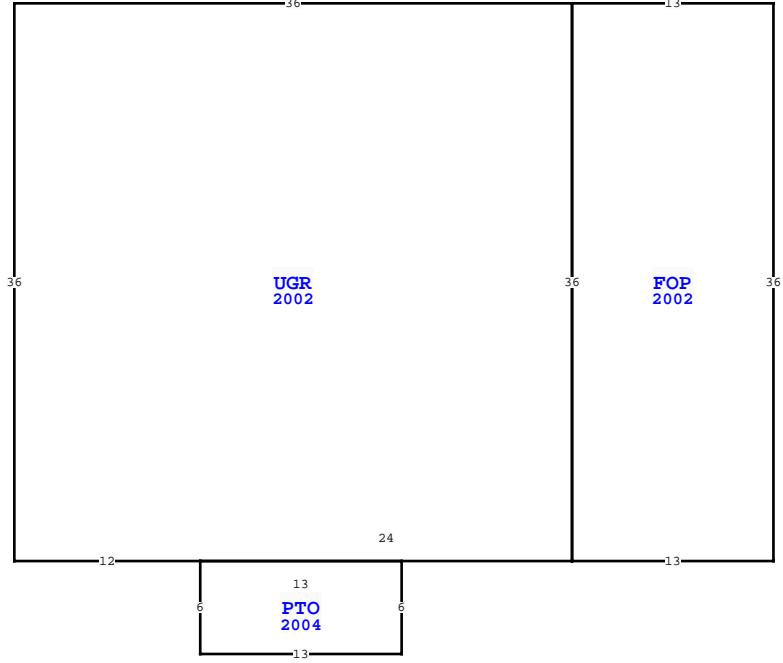
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0025	BARN, POLE	0	100	18	24		12.50	12.50	100	2004	2004	3	23	1,242	
5	0213	CONCRETE P	1	100	10	11		6.00	6.00	100	2004	2004	3	100	660	
7	0020	BARN, FRAME	0	100	36	36		9.00	9.00	100	2002	2002	3	20	2,333	
12	0210	CONCRETE D	3	100	0	0		6.00	6.00	100	2024	2023	AV	100	9,612	
13	0211	CONCRETE W	3	100	21	4		6.00	6.00	100	2024	2023	AV	100	504	
14	0211	CONCRETE W	3	100	37	4		6.00	6.00	100	2024	2023	AV	100	888	
15	0131	FIRE PLACE	3	100	0	0		700.00	700.00	100	2024	2023	AV	98	686	
TOTAL OB/XF 15,925																

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	72.96	AC		1.00	1.00	1.00	325.00	325.00	23,712							



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	27 PREFIN MTL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	13 GALVALUM 100
Interior Wall	07 NONE 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	05 EXCELLENT
DOR CODE	5000 IMPRVD AG RES
MAP NUM	1 MKT AREA 09
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
FOP	468 30 2002 140 4,295
PTO	78 5 2004 4 122
UGR	1,296 40 2002 518 15,892
TOTALS	1,842 662 20,310

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2022								
Heated Area: 0						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY PAGE 2 of 3 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		234,228
TOTAL MARKET OB/XF VALUE		15,925
TOTAL LAND VALUE - MARKET		394,800
TOTAL MARKET VALUE		303,865
SOH/AGL Deduction		87,558
ASSESSED VALUE		216,307
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		161,307
TOTAL JUST VALUE		644,953
NCON VALUE		134,610
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,621

ADD 2022 HX  
 2022 PORT FROM HILLSBOROUGH - BLANCO  
 COA PER USPS FORM 3547  
 REMOVE ECON25% FROM BLDG, FUNC 30% OK PER TB

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/0396	6/05/2020	WD Q	Q	I	01	400,000
GRANTOR: CLEWIS KEVEN & ROBIN						
GRANTEE: BLANCO ELVIRA V						
0371/0116	1/06/2000	WD Q	Q	V		85,500
GRANTOR: CLEWIS KEVEN & ROBIN						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	04/13/2021	FRNM	LGL DATE	LAND DATE	AG DATE	04/13/2021	FRNM		
812 HUNTERS TRACE, CRAWFORDVILLE											

BUILDING NOTES

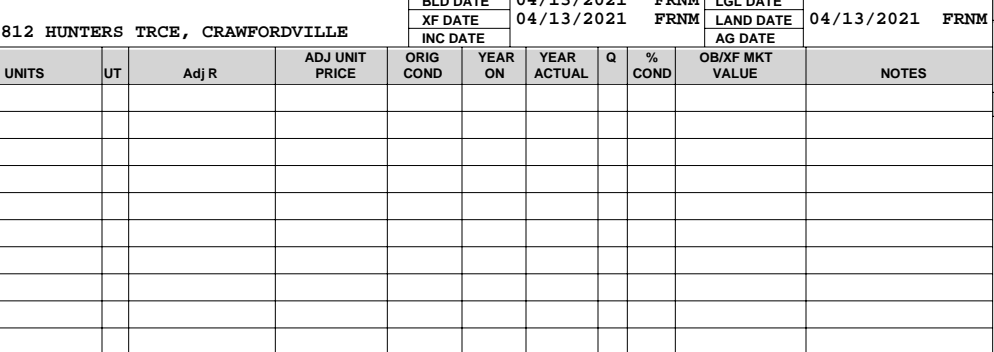
BUILDING DIMENSIONS  
 UGR=[YR=2002;ORIG=-13,1] W36 S36 E12 E24 N36 \$  
 FOP=[YR=2002;ORIG=0,1] W13 S36 E13 N36 \$  
 PTO=[YR=2004;ORIG=-37,37] S6 E13 N6 W13 \$

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



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	02	WOOD	FRAME 100		
Exterior Wall	11	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	STAND SEAM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	50		
Interior Floor	14	CARPET	50		
Ceiling	09	9 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD	AG RES		
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2023	1,488	104,279
FGR	391	50	2023	196	13,736
FOP	184	30	2023	55	3,854
PTO	24	5	2023	1	70
PTO	225	5	2023	11	771
STP	30	10	2023	3	210
TOTALS	2,342			1,754	122,920

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0102	01	1,754	116.8000	70.08	122,920	2023	2023	0	0	0.00	100.00	
3 Guest/In-Law 100% - 2024 Heated Area: 1488 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,228	
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TOTAL MARKET VALUE		303,865	
SOH/AGL Deduction		87,558	
ASSESSED VALUE		216,307	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		161,307	
TOTAL JUST VALUE		644,953	
NCON VALUE		134,610	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,621	
NO CHG ON LAND USE CODE, AG WAS REMOVED PRIOR			
LINE#3 TO 0025-BARN POLE CONC, CHG LAND LN#1			
5YR PRCL CK, DELETE XFOB LINE#1,#2* #4, CHG			
AG REMOVED NO APP RECVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/0396	6/05/2020	WD Q	Q	I	01	400,000
GRANTOR: CLEWIS KEVEN & ROBIN						
GRANTEE: BLANCO ELVIRA V						
0371/0116	1/06/2000	WD Q	Q	V		85,500
GRANTOR: CLEWIS KEVEN & ROBIN						
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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=40,20] E15 E33 S4 S23 S4 W9 W23 W16 N12 N10 N9 \$												
PTO=[YR=2023;ORIG=40,5] E15 S15 W15 N15 \$												
FGR=[YR=2023;ORIG=88,24] E17 S23 W17 N23 \$												
FOP=[YR=2023;ORIG=56,51] E23 S8 W23 N8 \$												
PTO=[YR=2023;ORIG=69,59] E6 S4 W6 N4 \$												
STP=[YR=2023;ORIG=37,29] E3 S10 W3 N10 \$												

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	