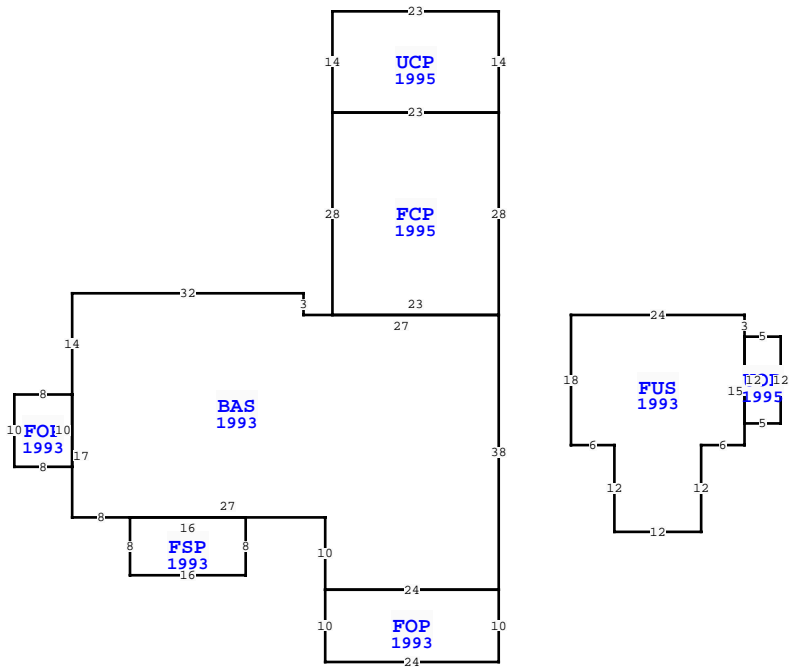


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	03 CONCR STEM 100
Frame	N/A 100
Exterior Wall	08 WD ON PLY 60
Exterior Wall	12 CEDAR/CYPR 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	07 VYL PLANK 50
Interior Floo	08 SHT VINYL 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1.5 1.5 100
Units	0 100
Quality	03 AVERAGE
DOR CODE	5000 IMPRVD AG RES
MAP NUM	1 MKT AREA 09
NEIGHBORHOOD/LOC	000 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,967	101.1000	96.04	284,951	1979	1994	0	0	0 29.00	71.00		
1 SINGLE FAM 100% - 0 Heated Area: 2564 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1993	1,988	135,559
FCP	644	25	1995	161	10,978
FOP	80	30	1993	24	1,637
FOP	240	30	1993	72	4,910
FSP	128	55	1993	70	4,773
FUS	576	100	1993	576	39,276
UCP	322	20	1995	64	4,364
UOP	60	20	1995	12	818
<b>TOTALS</b>	<b>4,038</b>			<b>2,967</b>	<b>202,315</b>

BLD DATE	06/11/2021	LRFR	LGL DATE	
XF DATE	06/11/2021	LRFR	LAND DATE	06/11/2021 LRFR
INC DATE			AG DATE	

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	0	0	782.00	SF	6.00	6.00	100	1981	1981	3	20	938	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	
3	0250	ASPHALT AV	0	100	130	8	1,040.00	SF	2.00	2.00	100	1995	1995	3	20	416	
4	0520	WORK SHOP	0	100	25	18	450.00	SF	12.00	12.00	100	1995	1995	3	20	1,080	
5	0940	OPEN SHED	0	100	27	10	270.00	SF	4.00	4.00	100	1995	1995	3	20	216	
6	0080	4' CHAINLI	0	100	0	0	200.00	LF	13.00	13.00	100	1995	1995	3	20	520	
7	0211	CONCRETE W	0	100	10	8	80.00	SF	6.00	6.00	100	1995	1995	3	20	96	
8	0700	PORT BLDG	0	100	12	16	192.00	SF	8.00	8.00	100	1995	1995	3	52	799	
9	0700	PORT BLDG	0	100	11	15	165.00	SF	8.00	8.00	100	1995	1995	3	52	686	
10	0025	BARN, POLE	0	100	36	36	1,296.00	SF	12.50	12.50	100	2010	2010	3	43	6,966	

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	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	005970	A	TIMBER MIX 1	0			0.00	0.00	13.97	AC	1.00	1.00	1.00	325.00	325.00	4,540							

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				202,315	
TOTAL MARKET OB/XF VALUE				12,759	
TOTAL LAND VALUE - MARKET				119,775	
TOTAL MARKET VALUE				234,614	
SOH/AGL Deduction				124,435	
ASSESSED VALUE				110,179	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				60,179	
TOTAL JUST VALUE				334,849	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				232,543	
INCR EYB 1990-1994 ROOF OVER CC 5-2022					
INCR EYB 1986-1990 ROOF OVER CC 4-2022					
CORRECT LAND LINE DESC					
VERIFIED 5YR PRCL CK					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB22-000279	ROOF OVER-CC	0	04/29/2022		
OB21-000582	ROOF OVER-CC	0	11/09/2021		
18659	N/A	0	11/01/1994		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0095/0044	4/01/1983	WD	U	I		46,000

BUILDING NOTES						
GRANTOR:						
GRANTEE:						

BUILDING DIMENSIONS						
UCP=[YR=1995] W23 S14 E23 FCP=[YR=1995] W23 S28 E23						
BAS=[YR=1993] W27 N3 W32 S14 FOP=[YR=1993] W8 S10 E8 N10\$ S17						
E8 FSP=[YR=1993] S8 E16 N8 W16\$ E27 S10 FOP=[YR=1993] S10 E24						
N10 W24\$ E24 N38\$ PTR=E10 FUS=[YR=1993] E24 S3 UOP=[YR=1995]						
E5 S12 W5 N12\$ S15 W6 S12 W12 N12 W6 N18\$ W10\$ N28\$ N14\$.						

31-2S-1E P-3-8-M-70  
 NW 1/4 OF NW 1/4 OF NE 1/4  
 OR 78 P 177, 178 & OR 95 P 44

CHRISTIE WILLIAM S JR/CHRISTIE DAPHNE  
 584 ACE HIGH STABLES RD  
 CRAWFORDVILLE, FL 32327

2024

31-2S-01E-000-04972-008



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																													
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 202,315 TOTAL MARKET OB/XF VALUE 12,759 TOTAL LAND VALUE - MARKET 119,775 TOTAL MARKET VALUE 234,614 SOH/AGL Deduction 124,435 ASSESSED VALUE 110,179 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 60,179 TOTAL JUST VALUE 334,849 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 232,543																																																																															
																				2022 AG RENEWAL RECD 5YR PRCL CK,CH FLOR 5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE. 2021 AG RENEWAL RECD																																																																															
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																		
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0095/0044</td> <td>4/01/1983</td> <td>WD U</td> <td>I</td> <td></td> <td></td> <td>46,000</td> </tr> </tbody> </table> GRANTOR: GRANTEE:										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0095/0044	4/01/1983	WD U	I			46,000																																														
SALES DATA																																																																																																			
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																													
0095/0044	4/01/1983	WD U	I			46,000																																																																																													
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>06/11/2021</th> <th>LRFR</th> <th>LGL DATE</th> <th>06/11/2021</th> <th>LRFR</th> </tr> <tr> <th>XF DATE</th> <th>06/11/2021</th> <th>LRFR</th> <th>LAND DATE</th> <th>06/11/2021</th> <th>LRFR</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>										BLD DATE	06/11/2021	LRFR	LGL DATE	06/11/2021	LRFR	XF DATE	06/11/2021	LRFR	LAND DATE	06/11/2021	LRFR	INC DATE			AG DATE																																																						
BLD DATE	06/11/2021	LRFR	LGL DATE	06/11/2021	LRFR																																																																																														
XF DATE	06/11/2021	LRFR	LAND DATE	06/11/2021	LRFR																																																																																														
INC DATE			AG DATE																																																																																																
																				<table border="1"> <thead> <tr> <th colspan="10">EXTRA FEATURES</th> </tr> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>0700</td> <td>PORT BLDG</td> <td>0 100</td> <td>8 8</td> <td>64.00</td> <td>SF</td> <td>8.00</td> <td>8.00</td> <td>100</td> <td>2010</td> <td>2010</td> <td>3</td> <td>74</td> <td>379</td> <td></td> </tr> </tbody> </table>										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	11	0700	PORT BLDG	0 100	8 8	64.00	SF	8.00	8.00	100	2010	2010	3	74	379																													
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																																																																																				
11	0700	PORT BLDG	0 100	8 8	64.00	SF	8.00	8.00	100	2010	2010	3	74	379																																																																																					
																				<table border="1"> <thead> <tr> <th colspan="10">LAND DESCRIPTION</th> <th colspan="10">TOTAL OB/XF</th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td colspan="25"></td> </tr> </tbody> </table>										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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																											
																				REVIEW DATE 06/11/2021 BY LRFR Total Acres: 14.97 Total Land Value: 19,540 Market: 104,775 Agricultural: 4,540 Common: 15,000 PRINTED 04/22/2026 BY SYS																																																																															