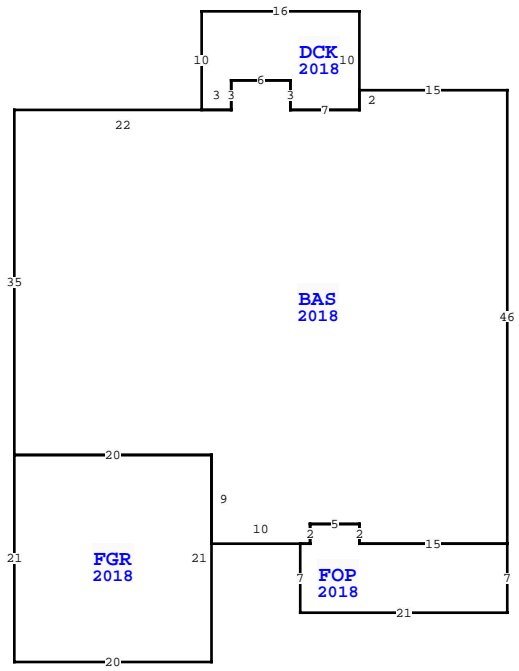


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
337.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	2018	2,058	211,542
DCK	142	10	2018	14	1,439
FGR	420	50	2018	210	21,586
FOP	157	30	2018	47	4,831
TOTALS	2,777			2,329	239,398

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,329	113.9000	108.20	251,998	2018	2018	0	0	0	5.00	95.00
1 SINGLE FAM 100% - 2020 Heated Area: 2058 HX Base Yr 2020												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		239,398	
TOTAL MARKET OB/XF VALUE		13,524	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		302,922	
SOH/AGL Deduction		14,875	
ASSESSED VALUE		288,047	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		238,047	
TOTAL JUST VALUE		302,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,055	
MM 5 YR CK, CH XFOB CODE, PU XFOB.			
ADD HX FOR 2020-LEAVINE			
5 YR PRCL CH, PU XFOB LN 5			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000119	SFD-CO	0	02/21/2018
20071414	SFD-EXPIRED	0	10/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/0761	2/07/2019	WD Q	Q	I	01	278,000
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: LAVINE TRACI L & WA						
1060/0623	1/18/2018	WD U	V		30	100
GRANTOR: BYRD STEVEN C						
GRANTEE: STEVE BYRD CONSTRUC						

EXTRA FEATURES		143 NANDINA WAY, CRAWFORDVILLE														
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	105	12			6.00	100	2018	2018	3	80	6,048	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2018	2018	3	80	1,325	
3	0211	CONCRETE W	0	100	53	4			6.00	100	2018	2018	3	80	1,018	
4	0131	FIRE PLACE	0	100	0	0			700.00	100	2018	2018	3	90	630	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	3,990	
6	0620	WOOD UTL B	0	100	12	8			6.00	100	2020	2020	3	89	513	

BLD DATE		11/08/2018	MMSR	LGL DATE	
XF DATE		08/06/2018	MMSR	LAND DATE	01/04/2020 JB
INC DATE				AG DATE	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2018] W15 S2 W7 N3 W6 S3 DCK=[YR=2018] N3 E6 S3 E7 N10 W16 S10 E3\$ W22 S35 FGR=[YR=2018] S21 E20 N21 W20\$ E20 S9 E10 N2 E5 S2 E15 FOP=[YR=2018] W15 N2 W5 S2 W1 S7 E21 N7\$ N46\$.												

LAND DESCRIPTION		TOTAL OB/XF													13,524									
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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							