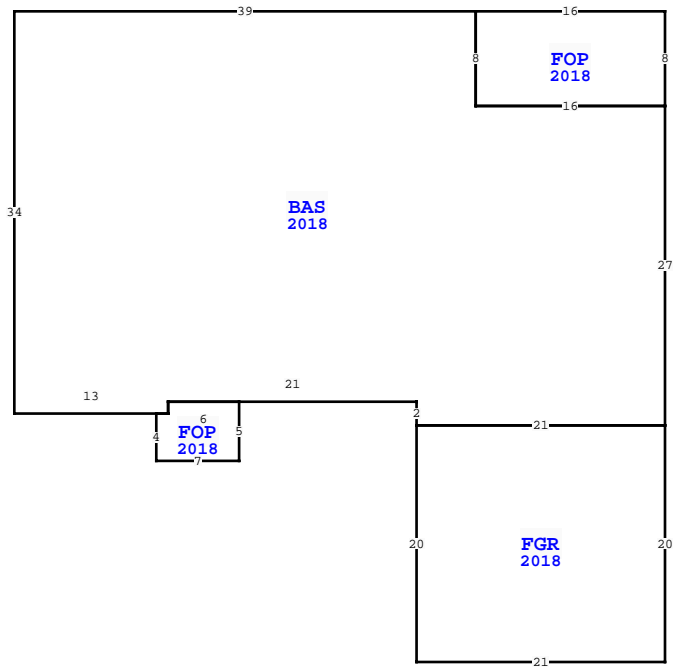


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	10	LAMINATED 70			
Interior Floo	14	CARPET 30			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	337.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	2018	1,742	175,916
FGR	420	50	2018	210	21,207
FOP	34	30	2018	10	1,010
FOP	128	30	2018	38	3,837
TOTALS	2,324			2,000	201,970

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019									Heated Area: 1742	HX Base Yr 2019



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				201,970		
TOTAL MARKET OB/XF VALUE				8,116		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				260,086		
SOH/AGL Deduction				40,704		
ASSESSED VALUE				219,382		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				169,382		
TOTAL JUST VALUE				260,086		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				252,832		
FOR 2020 AND ADJ NBHD CODE AS NEEDED						
NBHD CODE FOR 2019 ONLY, JAMES WILL REVALUE						
CORRECTION ISSUED FOR 2019 R190108. REMOVE						
ADD HX/PORT FOR 2019- RILEY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18000714	SFD-CO	0	07/11/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0075	12/13/2018	WD	Q	I	01	225,000
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: RILEY FRED A III						
1077/0098	6/18/2018	QC	U	V	30	100
GRANTOR: BYRD STEVEN C						
GRANTEE: STEVE BYRD CONSTRUC						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2018] W16 S8 E16 BAS=[YR=2018] W16 N8 W39 S34 E13 N1						
FOP=[YR=2018] S1 W1 S4 E7 N5 W6\$ E21 S2 E21 FGR=[YR=2018] W21						
S20 E21 N20\$ N27\$ N8\$.						

EXTRA FEATURES														71 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	84	12	1,008.00	SF	6.00	6.00	100	2018	2018	3	80	4,838	
2	0210	CONCRETE D	0	100	0	0	415.00	SF	6.00	6.00	100	2018	2018	3	80	1,992	
3	0211	CONCRETE W	0	100	67	4	268.00	SF	6.00	6.00	100	2018	2018	3	80	1,286	
TOTAL OB/XF																8,116	

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
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							