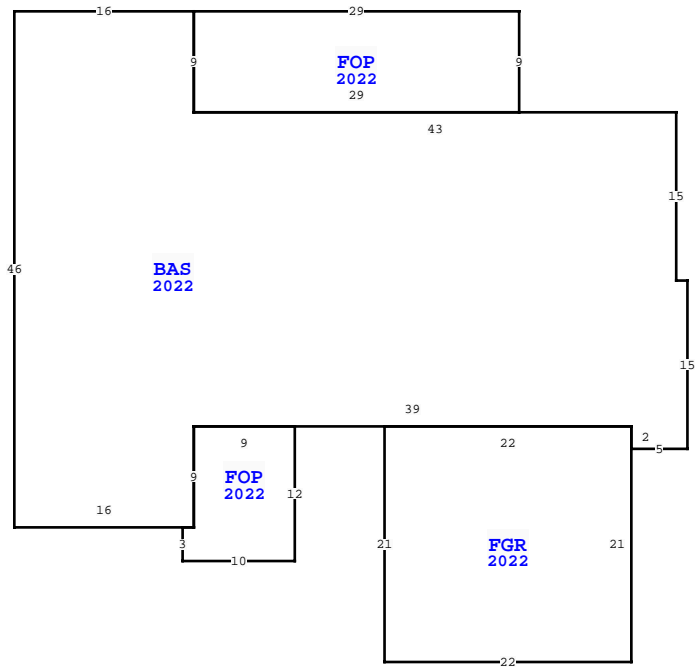


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	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
BAS	1,963	100	2022
FGR	462	50	2022
FOP	111	30	2022
FOP	261	30	2022
TOTALS	2,797		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,305	130.0000	123.50	284,668	2022	2022	0	0	0	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 1963 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	281,821		
TOTAL MARKET OB/XF VALUE	71,034		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	402,855		
SOH/AGL Deduction	141,222		
ASSESSED VALUE	261,633		
TOTAL EXEMPTION VALUE	WX HX HB	55,000	
BASE TAXABLE VALUE	206,633		
TOTAL JUST VALUE	402,855		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	378,930		
ADDED SSN FOR SANDRA, RMVD DX AS STEWART WAS DISAB			
GENERATOR CC OBN23-404			
DC OR 1311 P 527 STEWART KUSEL			
AS DX DOES NOT CARRY OVER TO SPOUSE.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001015	SCREEN ROOM-CC	0	10/31/2022
22000123	POOL-CC	0	05/24/2022
21000679	SFD-CO	0	07/14/2021
21000041	SFD	0	06/22/2021
OBN23-00040	INSTALL GENERATOR		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0829	8/01/2024	TR	U	I	19	100
GRANTOR: KUSEL SANDRA						
GRANTEE: KUSEL SANDRA EASTMA						
1211/0684	5/07/2021	WD	Q	V	01	60,000
GRANTOR: BOYNTON BEN C						
GRANTEE: KUSEL SANDRA & STEW						

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	107	12	1,284.00	SF	6.00	6.00	100	2022	2022	3	97	7,473	
2	0210	CONCRETE D	0	100	0	0	544.00	SF	6.00	6.00	100	2022	2022	3	97	3,166	
3	0211	CONCRETE W	0	100	56	4	224.00	SF	6.00	6.00	100	2022	2022	3	97	1,304	
4	0955	PRIVACY FE	0	100	0	0	185.00	LF	15.00	15.00	100	2022	2022	3	99	2,747	
5	0100	6" CHAINLI	0	100	0	0	180.00	LF	19.00	19.00	100	2022	2022	3	97	3,317	
6	0230	POOL, CONCR	0	100	25	16	400.00	SF	65.00	65.00	100	2022	2022	3	97	25,220	
7	0815	SCREEN POO	0	100	35	28	980.00	SF	15.00	15.00	100	2022	2022	3	98	14,406	
8	0209	CONCRETE P	0	100	0	0	580.00	SF	8.00	8.00	100	2022	2022	3	97	4,501	
10	0157	GENERATOR	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	
TOTAL OB/XF															71,034		

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	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							

BUILDING NOTES														
45 NANDINA WAY, CRAWFORDVILLE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
01/04/2020 JB														
BUILDING DIMENSIONS														
BAS=[YR=2022] W43 N9 FOP=[YR=2022] S9 E29 N9 W29\$ W16 S46 E16 N9 FOP=[YR=2022] S9 W1 S3 E10 N12 W9\$ E39 FGR=[YR=2022] W22 S21 E22 N21\$ S2 E5 N15 W1 N15\$.														