

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
173.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1996	1,444	119,347
DCK	128	10	2009	13	1,075
FOP	12	30	1996	4	331
TOTALS	1,584			1,461	120,752

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,461	116.0000	110.20	161,002	1996	1998	0	0	25.00	75.00	
1 SINGLE FAM 0% - 0 Heated Area: 1444 HX Base Yr												
				BLD DATE		06/09/2021	LRFR	LGL DATE				
				XF DATE		06/09/2021	LRFR	LAND DATE		06/09/2021	LRFR	
				INC DATE				AG DATE				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		120,752	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		170,752	
SOH/AGL Deduction		0	
ASSESSED VALUE		170,752	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		170,752	
TOTAL JUST VALUE		170,752	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		162,361	
INCR EYB 1996-1998 PRMT OB21-000549			
5 YR PRCL CH N/C-LR			
PAGE 752			
CHANGED IN ERROR DUE TO DEED POSTED OR 1094			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000549	HVAC REPL-CC	0	10/26/2021
16000530	RE-ROOF-CO	0	06/01/2016
20221	N/A	0	10/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/0752	12/12/2018	WD	U	I	14	100
GRANTOR: ROZAR CAROLYN CONNELL						
GRANTEE: PITTS KENNETH LEE J						
0641/0781	2/16/2006	QC	Q	V	01	100
GRANTOR: PITTS KENNETH						
GRANTEE: ROZAR CAROLYN CONNE						

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
41 HUDSON LN, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES												
BAS=[YR=1996] W27 DCK=[YR=2009] N8 W16 S8 E16\$ W29 S26 E16 FOP=[YR=1996] E6 N2 W6 S2\$ N2 E6 S2 E34 N26\$.												

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							