



ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 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	08		SHT	VINYL 50	
Interior Floo	14		CARPET	50	
Heating Type	04		AIR	DUCTED 100	
Air Condition	03		CENTRAL	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	1		MKT AREA	09	
NEIGHBORHOOD/LOC	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	
1	SINGLE FAM	0% - 0			161,002	1996	1998	0	0	25.00	75.00	
Heated Area: 1444 HX Base Yr												
BLD DATE	06/09/2021	LRFR	LGL DATE	06/09/2021	LRFR							
XF DATE	06/09/2021	LRFR	LAND DATE									
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			
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

BUILDING DIMENSIONS
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																								
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							