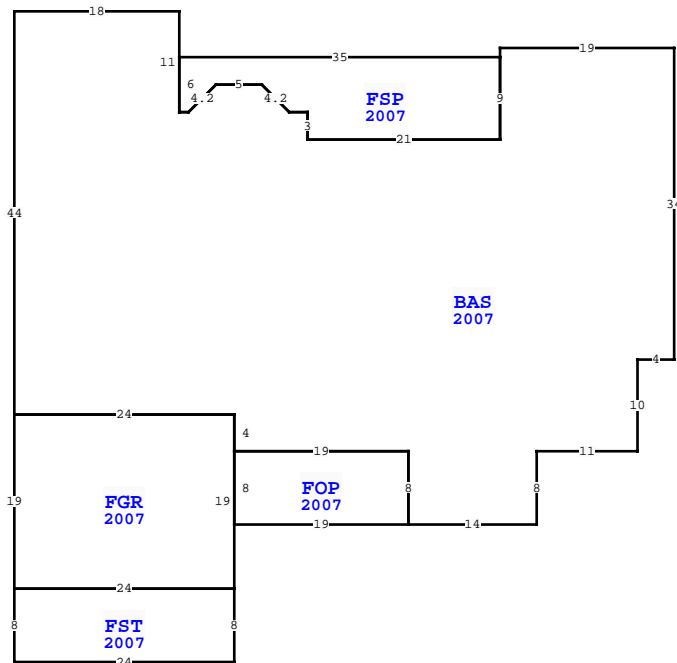




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	01	NONE 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,449	141.7375	134.65	464,408	2007	2007	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2009 Heated Area: 2932 HX Base Yr 2009													



Quality		07 GOOD			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		1 MKT AREA 09			
NEIGHBORHOOD/LOC		346.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,932	100	2007	2,932	331,627
FGR	456	50	2007	228	25,788
FOP	152	30	2007	46	5,203
FSP	249	55	2007	137	15,495
FST	192	55	2007	106	11,989
TOTALS	3,981			3,449	390,103

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		390,103	
TOTAL MARKET OB/XF VALUE		4,819	
TOTAL LAND VALUE - MARKET		48,500	
TOTAL MARKET VALUE		443,422	
SOH/AGL Deduction		160,187	
ASSESSED VALUE		283,235	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		233,235	
TOTAL JUST VALUE		443,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,643	
5 YR CHK NO CHANGE			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU FRAME & FOUNDATION			
ADD HX FOR 2009 PH#421-1239			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000281	PLUMBING	0	07/13/2018
2007482	SFD-CO	0	04/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/0748	8/08/2008	QC	Q	V	01	65,900
GRANTOR: LIVELY DELLIE P.						
GRANTEE: MCGUIRE ANTHONY						
0687/0478	12/08/2006	WD	Q	V		65,900
GRANTOR: SELLARS CROSSING, LLC						
GRANTEE: MCGUIRE ANTHONY & L						

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	0	0	1,905.00	SF	6.00	6.00	100	2007	2007	3	30	3,429	
2	0211	CONCRETE W	0	100	0	0	281.00	SF	6.00	6.00	100	2007	2007	3	30	506	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2007	2007	3	68	884	

TOTAL OB/XF													
97 SELLARS DR, CRAWFORDVILLE													
BLD DATE	04/25/2017	RTRT	LGL DATE	03/16/2020	JB								
XF DATE	04/25/2017	RTRT	LAND DATE										
INC DATE			AG DATE										

BUILDING NOTES						

BUILDING DIMENSIONS													
BAS=[YR=2007] W19 S1 FSP=[YR=2007] W35 S6 E1 U3 R3 E5 R3 D3 E2 S3 E21 N9\$ S9 W21 N3 W2 U3 L3 W5 L3 D3 W1 N11 W18 S44 FGR=[YR=2007] S19 FST=[YR=2007] S8 E24 N8 W24\$ E24 N19 W24\$ E24 S4 FOP=[YR=2007] S8 E19 N8 W19\$ E19 S8 E14 N8 E11 N10 E4 N34\$.													

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	48,500.00	48,500.00	48,500							