



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2.5 100
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	346.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,473	100
FGR	649	50
FOP	172	30
FOP	193	30
TOTALS	3,487	

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% - 2022										
			Heated Area: 2473				HX Base Yr 2022					

20 SELLARS DR, CRAWFORDVILLE

L	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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2021	2021	3	96	1,248	
2	0210	CONCRETE D	0	100	98	1,176.00	SF	6.00	6.00	100	2021	2021	3	93	6,562	
3	0210	CONCRETE D	0	100	0	392.00	SF	6.00	6.00	100	2021	2021	3	93	2,187	
4	0211	CONCRETE W	0	100	58	232.00	SF	6.00	6.00	100	2021	2021	3	93	1,295	

TOTAL OB/XF 11,292

LAND DESCRIPTION		TOTAL OB/XF 11,292																						
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							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			316,651
TOTAL MARKET OB/XF VALUE			11,292
TOTAL LAND VALUE - MARKET			48,500
TOTAL MARKET VALUE			376,443
SOH/AGL Deduction			31,660
ASSESSED VALUE			344,783
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			294,783
TOTAL JUST VALUE			376,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,741
PU NEW SFD ADDED XFOB LINES 1-4			
5 YR PRCL CH, N/C			
CHG 10% CAP TO N			
5 YR PRCL CK N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000393	SFD-CO	0	07/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1125/0455	9/23/2019	WD Q	Q	V	01	24,000
GRANTOR: HANWAY JACK B						
GRANTEE: COOPER CHARLES III						
0867/0582	12/06/2011	WD U	U	V	12	6,100
GRANTOR: AMERIS BANK SUCCESSOR						
GRANTEE: HANWAY JACK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W25 S11 W12 S7 FOP=[YR=2021] N7 E1 N3 W20 S10 E19\$ W35 S32 E16 S4 E12 N6 FOP=[YR=2021] S6 W1 S4 E9 N2 E11 N8 W19\$ E19 N13 E25 FGR=[YR=2021] W25 S25 E13 S2 E12 N27\$ N35\$.	