

ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	03	BELOW	AVG.	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floo	09	PINE	WOOD	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	24,558
UCP	198	20	1993	40	1,137
UOP	60	20	1993	12	341
UST	66	45	1993	30	853
TOTALS	1,188			946	26,889

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	946	74.8000	71.06	67,223	1955	1955	0	0	60.00	40.00
1 SINGLE FAM 0% - 2024 Heated Area: 864 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,889
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			17,918
TOTAL MARKET VALUE			44,807
SOH/AGL Deduction			0
ASSESSED VALUE			44,807
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,807
TOTAL JUST VALUE			44,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,806
5YR PRCL CK NC			
DC PENNY LANE MCKINNEY OR 1127 P 892			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30942	RENOVATE	0	10/29/2003
29969	ELEC SERV.	0	03/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0500	3/21/2023	WD	Q	I	01	50,000
GRANTOR: MCKINNEY SCOTT E						
GRANTEE: LOTT SANDRA & KIM						
1303/0389	3/06/2023	PR	U	I	30	100
GRANTOR: ESTATE OF PENNY LANE						
GRANTEE: MCKINNEY SCOTT E						

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

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	2.39	AC		1.00	1.00	1.00	7,500.00	7,500.00	17,918							

BUILDING NOTES									
765 CRAWFORDVILLE HWY, CRAWFORDVILLE									
BLD DATE 11/21/2017 RTJT LGL DATE 11/21/2017 RTJT									
XF DATE 01/11/2012 KLSR LAND DATE AG DATE									
INC DATE									

BUILDING DIMENSIONS									
UST=[YR=1993] W11 BAS=[YR=1993] W36 S24 E11 UOP=[YR=1993] S6 E10 N6 W10\$ E25 N24\$ S6 E11 UCP=[YR=1993] W11 S18 E11 N18\$ N6\$.									