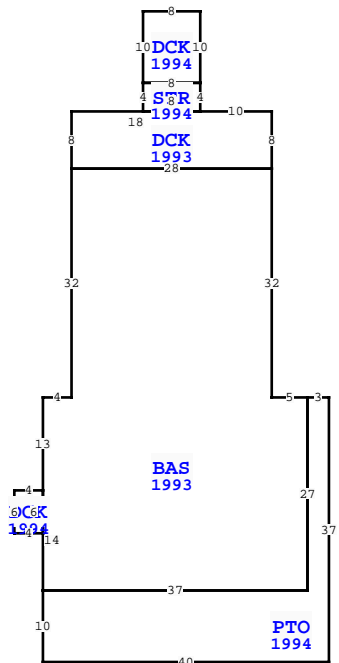


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Heating Type	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

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%	- 2015		Heated Area: 1895					HX Base Yr 2015	



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	90.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1993	1,895	101,444
DCK	224	10	1993	22	1,178
DCK	24	10	1994	2	107
DCK	80	10	1994	8	428
PTO	481	5	1994	24	1,285
STR	32	10	1994	3	161
TOTALS	2,736			1,954	104,602

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,295	
TOTAL MARKET OB/XF VALUE		1,272	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		263,567	
SOH/AGL Deduction		51,070	
ASSESSED VALUE		212,497	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		162,497	
TOTAL JUST VALUE		263,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,006	
5 YEAR PRCL CH, N/C			
SPCD, PU XFOB LN 5			
CARD 1, PU FNDN & FRME, CORR HTTP & A/C, DEL			
5 YR PRCL CH, PU FLOOR, CORR HTTP, PU BATHS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001765	MECH	0	12/28/2017
17000051	MECH-CO	0	01/13/2017
2014918	RE-ROOF	0	11/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0086/0007	12/01/1981	WD	U	I		75,000
GRANTOR:						
GRANTEE:						
0086/0005	4/01/1972	WD	U	I		8,000
GRANTOR:						
GRANTEE:						

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	1980	1980	3	20	260	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	1980	1980	3	20	260	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	1980	1980	3	20	260	
4	0375	WOOD WALK	0	100	32	4	128.00	SF	15.00	100	1993	1993	3	20	384	
5	0375	WOOD WALK	0	100	12	3	36.00	SF	15.00	100	1993	1993	3	20	108	

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=1993] W10 STR=[YR=1994] N4 DCK=[YR=1994] N10 W8 S10 E8\$ W8 S4 E8\$ W18 S8 E28 BAS=[YR=1993] W28 S32 W4 S13 DCK=[YR=1994] W4 S6 E4 N6\$ S14 PTO=[YR=1994] S10 E40 N37 W3 S27 W37\$ E37 N27 W5 N32\$ N8\$.											

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	000132	C	SFR RIVER	100		RR1	145.00	493.00	2.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	03	MASONRY 100	
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINMUM 100	
Interior Floo	04	C ABOVE GD 100	
Heating Type	04	AIR DUCTED 100	
Air Condition	03	CENTRAL 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	90.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	100	30	1993
UOP	200	20	1993
UWS	1,000	25	1993
TOTALS	1,300		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2015	40.07	12,822	1983	1983	0	0	40.00	60.00
Heated Area: 0					HX Base Yr 2015						
BLD DATE	01/27/2017	FRSR	LGL DATE	01/27/2017	FRSR	AG DATE	01/27/2017	FRSR			
XF DATE	01/27/2017	FRSR	LAND DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	112,295				
TOTAL MARKET OB/XF VALUE	1,272				
TOTAL LAND VALUE - MARKET	150,000				
TOTAL MARKET VALUE	263,567				
SOH/AGL Deduction	51,070				
ASSESSED VALUE	212,497				
TOTAL EXEMPTION VALUE	50,000			HX HB	
BASE TAXABLE VALUE	162,497				
TOTAL JUST VALUE	263,567				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	231,006				
THIS BLDG IS NOT A COMM BLDG					
CORR MODEL/BLDG TYPE ON CARD 2, PER OWNER REQ					
CHG AYB/EYB DATE CHGD PER INSURANCE					
ADD HX FOR 2015					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0086/0007	12/01/1981	WD	U	I	
					SALE PRICE
					75,000
GRANTOR:					
GRANTEE:					
0086/0005	4/01/1972	WD	U	I	
					8,000
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
FOP=[YR=1993] W10 UWS=[YR=1993] W20 S50 UOP=[YR=1993] S10 E20 N10 W20 \$ E20 N50 \$ S10 E10 N10 \$.					

EXTRA FEATURES												TOTAL OB/XF											
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							
261 OLD MAGNOLIA RD, CRAWFORDVILLE												0											

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