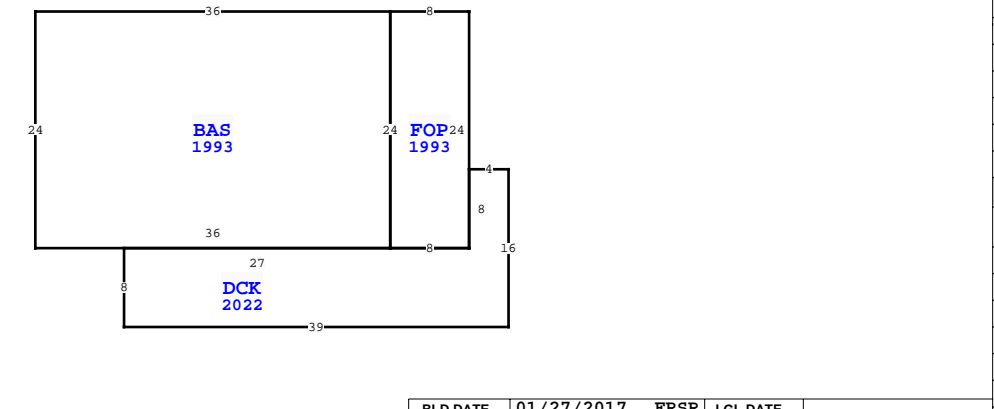


ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		1 100
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	1,014	127.0000	120.65	122,339	1979	2005	0	0	18.00	82.00		
1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr													



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	864	100	1993	864	85,478
DCK	344	10	2022	34	3,364
FOP	192	30	1993	58	5,738
PST	384	15	1993	58	5,738
TOTALS	1,784			1,014	100,318

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	100,318			
TOTAL MARKET OB/XF VALUE	8,482			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	183,800			
SOH/AGL Deduction	37,241			
ASSESSED VALUE	146,559			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	146,559			
TOTAL JUST VALUE	183,800			
NCON VALUE	6,144			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	127,650			
PER EB - CHANGED QUALITY FROM BELOW AVG TO AVG, IN				
PU WD WALKWAY, BOAT DOCK, PRMT FOR A BOAT LIFT BUT				
JS PRMT CK DCK WAS PU ON 5YR CK				
JS 5 YR CK, PU NEW TRV.				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000116	BOAT LIFT-CC	0	02/27/2023
22000964	DECK-CC	0	09/27/2022
21001122	RE-ROOF-CC	0	11/12/2021
21001122	RE-ROOF SHINGLES-	0	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0515	7/09/2021	WD Q	I	01		138,500
GRANTOR: FARMER CHARLES WAYNE						
GRANTEE: THIGPEN WESLEY & RU						
1049/0082	9/25/2017	QC U	I	11		100
GRANTOR: FARMER MARION DIXON W						
GRANTEE: FARMER CHARLES WAYN						

EXTRA FEATURES														381 OLD MAGNOLIA RD, CRAWFORDVILLE			
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	0620	WOOD UTL B	0	0	6	8	48.00	SF	6.00	6.00	100	1993	1993	3	20	58	
5	0375	WOOD WALK	0	0	38	4	152.00	SF	15.00	15.00	100	2025	2024		100	2,280	
6	0350	BOATDOCK A	0	0	16	16	256.00	SF	24.00	24.00	100	2025	2024		100	6,144	
TOTAL OB/XF																8,482	

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=1993] W8 S24 BAS=[YR=1993] N24 PTR= N10													
PST=[YR=1993] N24 W16 S24 E16\$ S10\$ W36 S24 E36\$													
DCK=[YR=2022] W27 S8 E39 N16 W4 S8 W8\$ E8 N24\$.													

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	DPHT 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	0		RR1	104.00	413.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							