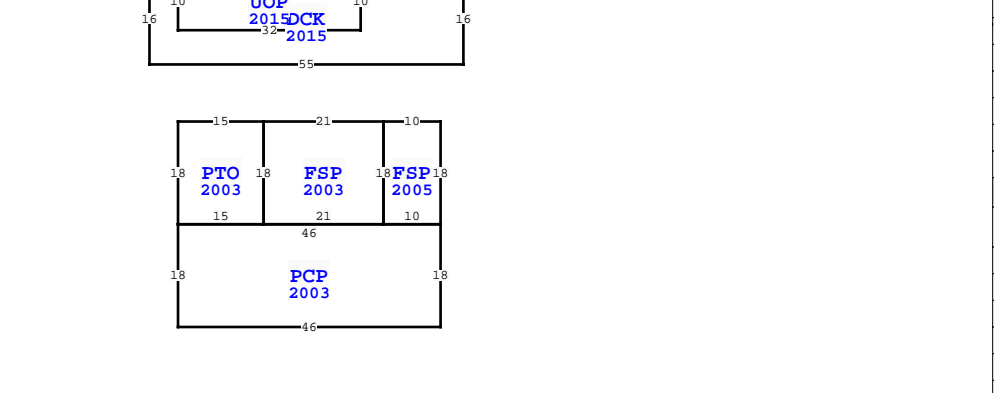


ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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			
0100	01	2,538	134.5000	127.78	324,306	2003	2003	0	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2005 Heated Area: 1616 HX Base Yr 2005														



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	976	100	2003	976	99,770
DCK	48	10	2003	5	511
DCK	200	10	2003	20	2,045
DCK	544	10	2003	54	5,520
DCK	434	10	2005	43	4,396
DCK	460	10	2015	46	4,702
DCK	880	10	2015	88	8,996
FSP	378	55	2003	208	21,262
FSP	180	55	2005	99	10,120
FSP	360	55	2005	198	20,240
TOTALS	6,518			2,538	259,445

\*\* This building has 15 Sub-Areas  
 425 OLD MAGNOLIA RD, CRAWFORDVILLE

BLD DATE	02/01/2017	FRSR	LGL DATE	
XF DATE	02/01/2017	FRSR	LAND DATE	02/01/2017
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,445	
TOTAL MARKET OB/XF VALUE		4,470	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		338,915	
SOH/AGL Deduction		99,039	
ASSESSED VALUE		239,876	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		189,876	
TOTAL JUST VALUE		338,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,405	
5 YEAR PRCL CH, N/C			
LN 3			
5 YR PRCL CH, CORR FLOOR, LAND CODE, PU XFOB			
PU NEW TRAV, PU FNDD & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28903	REPLACE CO	0	04/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0529/0335	3/22/2004	WD	U	I		100
GRANTOR: PETERSON						
GRANTEE: PETERSON						
0428/0292	12/14/2001	WD	Q	V		63,500
GRANTOR: LEWIS WOODROW W JR &						
GRANTEE: PETERSON NANCY						

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	0375	WOOD WALK	0 100	245 4	980.00	SF	15.00	15.00	100	2004	2004	3	23	3,381	
2	0350	BOATDOCK A	0 100	13 13	169.00	SF	24.00	24.00	100	2004	2004	3	23	933	
3	0955	PRIVACY FE	0 100	0 0	16.00	LF	15.00	15.00	100	2011	2011	3	65	156	

BUILDING NOTES													
DCK=[YR=2005] N4 U2 L2 W28 N4 U2 L2 W16 L2 D2 S6 W5 S4 E55\$ DCK=[YR=2003] W4 S36 W46 N36 FSP=[YR=2005] S18 E20 OWH=[YR=2003] W20 S18 E15 N8 E5 N10\$ BAS=[YR=2003] S10 W5 S8 E31 N36 W26 S18\$ N18 W20 \$ DCK=[YR=2003] S40 W5 N40 E5\$ W5 DCK=[YR=2015] W10 S17 W10 S6 E10 S17 E10 N40\$ S40 DCK=[YR=2015] S16 E55 PTR=S10 W4 FSP=[YR=2005] W10 S18 FSP=[YR=2003] N18 W21 S18 PTO=[YR=2003] N18 W15 S18 PCP=[YR=2003] S18 E46 N18 W46\$ E15\$ E21\$ E10 N18\$ E4 N10\$ N16 W55\$ E5 UOP=[YR=2015] S10 E32 N10 W32\$ E50 N40\$ PTR=E10 FUS=[YR=2003] S25 E16 N5 W4 N20 DCK=[YR=2003] N4 W12 S4 E12\$ W12\$ W10\$.													

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	DPTH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							