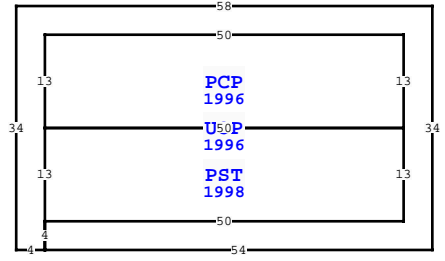
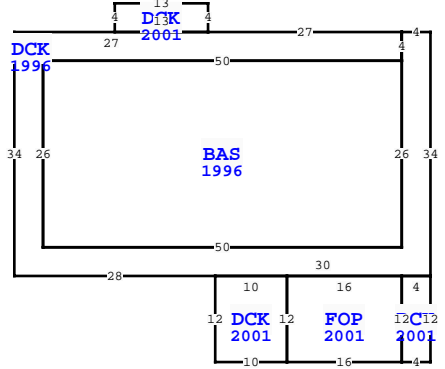




ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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		
1	SINGLE FAM	100%	- 2018		271,302	1996	2000	0	0	23.00	77.00	Heated Area: 1300 HX Base Yr 2018	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1996	1,300	135,515
DCK	672	10	1996	67	6,984
DCK	48	10	2001	5	521
DCK	52	10	2001	5	521
DCK	120	10	2001	12	1,251
FOP	192	30	2001	58	6,046
PCP	650	10	1996	65	6,776
PST	650	15	1998	98	10,216
UOP	1,972	20	1996	394	41,072
<b>TOTALS</b>	<b>5,656</b>			<b>2,004</b>	<b>208,903</b>

70 OLD MAGNOLIA RD, CRAWFORDVILLE

BLD DATE	07/28/2015	FRSR	LGL DATE	
XF DATE	07/28/2015	FRSR	LAND DATE	07/28/2015
INC DATE			AG DATE	

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	0210	CONCRETE D	0	100	21	18	378.00	SF	6.00	6.00	100	1996	1996	3	20	454	
2	0210	CONCRETE D	0	100	0	0	842.00	SF	6.00	6.00	100	2001	2001	3	20	1,010	
3	0770	PUMP HOUSE	0	100	4	4	16.00	SF	5.00	5.00	100	1998	1998	3	0	0	
4	0630	METAL UTL	0	100	20	16	320.00	SF	8.00	8.00	100	2001	2001	3	20	512	
5	0940	OPEN SHED	0	100	24	16	384.00	SF	4.00	4.00	100	2003	2003	3	21	323	
6	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	1996	1996	3	20	106	
7	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	1996	1996	3	20	106	
8	0940	OPEN SHED	0	100	6	6	36.00	SF	4.00	4.00	100	2003	2003	3	21	30	
9	0940	OPEN SHED	0	100	4	7	28.00	SF	4.00	4.00	100	2009	2009	3	39	44	
10	0060	DECK WOOD	0	100	19	6	114.00	SF	5.00	5.00	100	2014	2014	3	79	450	

TOTAL OB/XF 3,035

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	20.30	AC		1.00	1.00	1.00	325.00	325.00	6,598							
3	005400	A	TIMBER 1 PLA	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	325.00	325.00	1,950							
4	005996	A	AG WETLAND	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		208,903			
TOTAL MARKET OB/XF VALUE		3,035			
TOTAL LAND VALUE - MARKET		171,500			
TOTAL MARKET VALUE		235,986			
SOH/AGL Deduction		85,746			
ASSESSED VALUE		150,240			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		100,240			
TOTAL JUST VALUE		383,438			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		229,702			
1996-2000 NEW RF.					
JS 5 YR CK, DEMO XFOB, CH RCVR, ADJ EYB					
CORRECT LAND LINE DESC					
2022 AG RENEWAL RECD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
021616	N/A	0	11/25/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0492	12/29/2017	WD	Q	I	01	130,000
GRANTOR: KAHN JOSEPH H						
GRANTEE: MARESCO LLOYD A & S						
0280/0330	7/12/1996	WD	U	V		63,680
GRANTOR: KAHN JOSEPH H						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=1996] W4 S4 BAS=[YR=1996] W50 S26 E50 N26\$ S26 W50 N26 E50 N4 W27 DCK=[YR=2001] N4 W13 S4 E13\$ W27 S34 E28 DCK=[YR=2001] S12 E10 FOP=[YR=2001] E16 DCK=[YR=2001] E4 N12 W4 S12\$ N12 W16 S12\$ N12 W10\$ E30 N34\$ PTR=E10 UOP=[YR=1996] S34 E4 N4 PST=[YR=1998] E50 N13 PCP=[YR=1996] N13 W50 S13 E50\$ W50 S13\$ S4 E54 N34 W58\$ W10\$.	