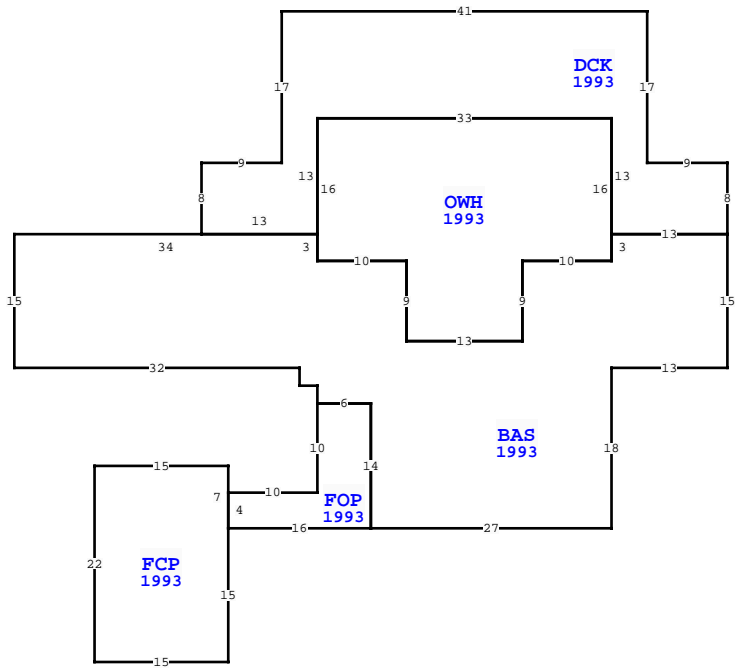


ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	90	
Exterior Wall	21	STONE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	06	CUST	PANEL	60	
Interior Wall	05	DRYWALL		40	
Interior Floor	12	HARDWOOD		60	
Interior Floor	14	CARPET		40	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms			3	100	
Bathrooms			3	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA		12	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1993	1,498	98,194
DCK	740	10	1993	74	4,851
FCP	330	25	1993	82	5,375
FOP	124	30	1993	37	2,425
OWH	645	100	1993	645	42,280
TOTALS	3,337			2,336	153,125

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,336	115.0000	109.25	255,208	1979	1983	0	0	40.00	60.00
1 SINGLE FAM 0% - 0 Heated Area: 2143 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,125
TOTAL MARKET OB/XF VALUE			2,853
TOTAL LAND VALUE - MARKET			97,500
TOTAL MARKET VALUE			253,478
SOH/AGL Deduction			0
ASSESSED VALUE			253,478
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			253,478
TOTAL JUST VALUE			253,478
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			258,147
INCR EYB 1979-1983 ROOF OVER OB22-701 CC 1/27/2023			
CORR BATHS, CORR DIM XFOB 0375,0350,0371			
COA PER WAKULLA CO TCO			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000701	ROOF OVER - CC	0	11/29/2022
19000016	REPAIRS	0	01/07/2019
2012283	MECH	0	05/10/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0885	2/19/2024	WD	Q	I	01	475,000
GRANTOR: MATTOX DEEONN						
GRANTEE: PHS RIVER, LLC						
0580/0741	2/25/2005	PR	U	I		100
GRANTOR: MATTOX KENDRICK W JR						
GRANTEE: MATTOX						

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	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380	
2	0375	WOOD WALK	0	0	93	450.00	SF	15.00	15.00	100	1996	1996	3	20	1,350	
3	0350	BOATDOCK A	0	0	13	143.00	SF	24.00	24.00	100	1996	1996	3	20	686	
4	0375	WOOD WALK	0	0	13	39.00	SF	15.00	15.00	100	1996	1996	3	20	117	
5	0371	FLOATING D	0	0	16	80.00	SF	20.00	20.00	100	1996	1996	3	20	320	
TOTALS												2,853				

BUILDING NOTES											
10 MANATEE LN, CRAWFORDVILLE											

BUILDING DIMENSIONS											
DCK=[YR=1993] W41 S17 W9 S8 E13 N13 E33 S13 E13 BAS=[YR=1993] W13 S3 W10 S9 W13 N9 W10 OWH=[YR=1993] E10 S9 E13 N9 E10 N16 W33 S16\$ N3 W34 S15 E32 S2 E2 S2 E6 S14 FOP=[YR=1993] N14 W6 S10 W10 S4 FCP=[YR=1993] N7 W15 S22 E15 N15\$ E16\$ E27 N18 E13 N15\$ N8 W9 N17\$.											

LAND DESCRIPTION																								
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	0			0.00	0.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							