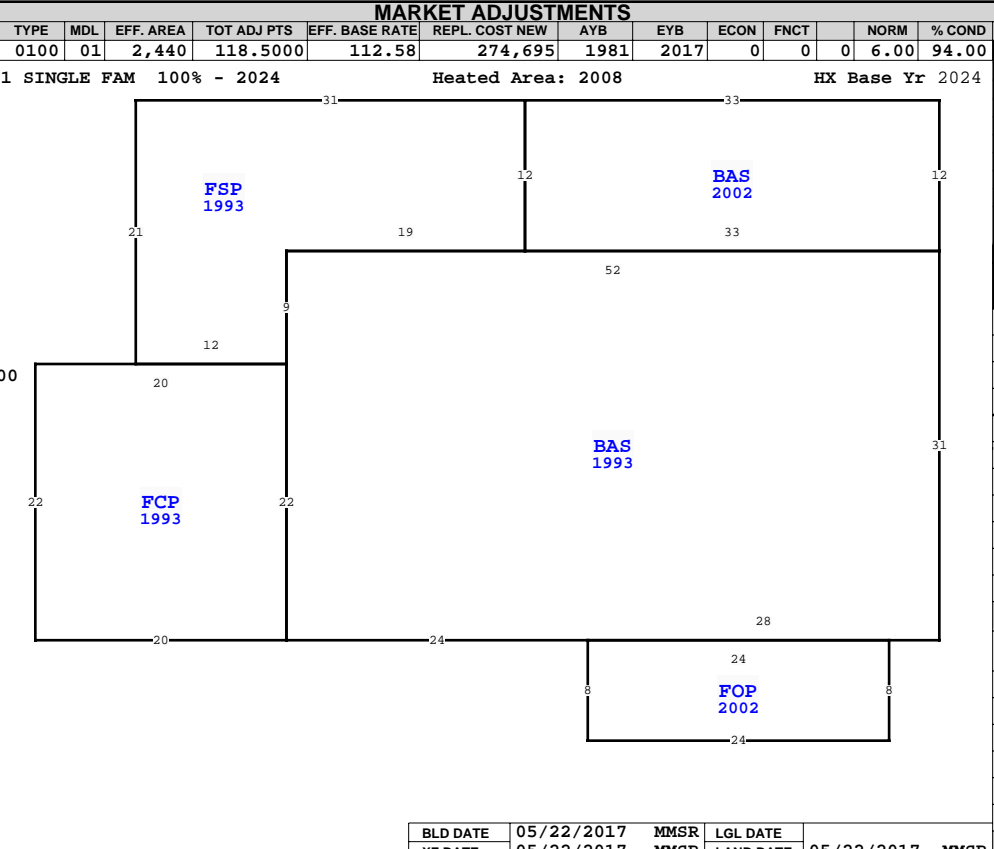


ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM	70		
Interior Wall	05	DRYWALL	100		
Interior Floor	09	PINE WOOD	70		
Interior Floor	14	CARPET	30		
Ceiling	06	Trey/Crown	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		8	100		
Stories	1.	1.	100		
Fireplace	02	FIREPLACE	EXCELLENT	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	170,590
BAS	396	100	2002	396	41,907
FCP	440	25	1993	110	11,641
FOP	192	30	2002	58	6,138
FSP	480	55	1993	264	27,938
TOTALS	3,120			2,440	258,213

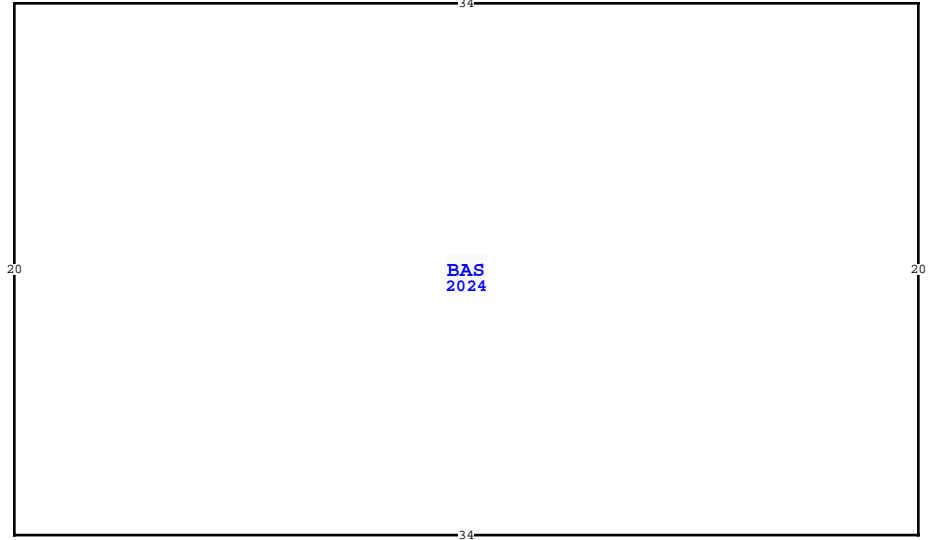


WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3																			
VALUATION BY				STANDARD																				
Tax Group: 3		Tax Dist:																						
BUILDING MARKET VALUE				277,825																				
TOTAL MARKET OB/XF VALUE				24,452																				
TOTAL LAND VALUE - MARKET				135,107																				
TOTAL MARKET VALUE				437,384																				
SOH/AGL Deduction				0																				
ASSESSED VALUE				437,384																				
TOTAL EXEMPTION VALUE				HX HB 50,000																				
BASE TAXABLE VALUE				387,384																				
TOTAL JUST VALUE				437,384																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				272,293																				
LYNN COLE PORT TO 09901-E07																								
CHG FLR, DEMO XFOB, PU XFOBS.																								
MM 5 YR CK, CH EXW, ADJ EYB 17-01 REFOOF,																								
2022 AG REMOVED NO RETURN CARD																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
17000699	REROOF-CO	0	05/23/2017																					
15000075	MECH	0	02/18/2015																					
20081024	CARPORT	0	12/19/2008																					
29310	ELEC	0	08/27/2002																					
29322	MECH	0	08/08/2002																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1326/0312	8/23/2023	WD	Q	I	01	639,000																		
GRANTOR: COLE LYNN																								
GRANTEE: HALL LESA & STEVE H																								
0989/0434	1/14/2016	WD	Q	I	01	270,000																		
GRANTOR: JACKSON PATRICIA JONE																								
GRANTEE: COLE LYNN																								
EXTRA FEATURES						45 ANHINGA POND WAY, 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	0 100	16 12	192.00	SF	6.00	6.00	100	2002	2002	3	20	230										
2	0210	CONCRETE D	0 100	30 26	780.00	SF	6.00	6.00	100	2002	2002	3	67	3,136										
4	0250	ASPHALT AV	0 100	856 12	10,272.00	SF	2.00	2.00	100	1980	1980	3	67	13,764										
5	0375	WOOD WALK	0 100	96 4	384.00	SF	15.00	15.00	100	2007	2007	3	30	1,728										
6	0350	BOATDOCK A	0 100	10 10	100.00	SF	24.00	24.00	100	2007	2007	3	30	720										
7	0055	PORTABLE C	0 100	20 18	360.00	SF	0.00	0.00	100	2009	2009	3	39	0										
8	0630	METAL UTL	0 100	16 9	144.00	SF	8.00	8.00	100	2012	2012	3	52	599										
9	0955	PRIVACY FE	0 100	0 0	28.00	LF	15.00	15.00	100	2007	2007	3	40	168										
10	0955	PRIVACY FE	0 100	0 0	56.00	LF	15.00	15.00	100	2013	2013	3	75	630										
12	0080	4' CHAINLI	0 100	0 0	176.00	LF	13.00	13.00	100	2020	2020	3	89	2,036										
TOTAL OB/XF															23,011									
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	000100	C	SFR	100			0.00	0.00	9.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	135,000							
2	009530	C	POND	100			0.00	0.00	1.07	AC		1.00	1.00	1.00	100.00	100.00	107							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	03	CONC FINSH	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	680	100	2024
TOTALS	680		19,612

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0166	01	680	55.2500	33.15	22,542	2012	2012	0	0	13.00	87.00	
2 DET BONUS 100% - 2024			Heated Area: 680				HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			277,825
TOTAL MARKET OB/XF VALUE			24,452
TOTAL LAND VALUE - MARKET			135,107
TOTAL MARKET VALUE			437,384
SOH/AGL Deduction			0
ASSESSED VALUE			437,384
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			387,384
TOTAL JUST VALUE			437,384
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,293
XFOB LN 3 & 8, PU XFOB LN 10-12			
5 YR PRCL CH, CORR RCVR, BATHS, INT, CHG CODE			
APPROVE AG FOR 2017			
ADD HX FOR 2017			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0312	8/23/2023	WD	Q	I	01	639,000
GRANTOR: COLE LYNN						
GRANTEE: HALL LESA & STEVE H						
0989/0434	1/14/2016	WD	Q	I	01	270,000
GRANTOR: JACKSON PATRICIA JONE						
GRANTEE: COLE LYNN						

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
13	0211	CONCRETE W	0 100	20	5	100.00	SF	6.00	6.00	100	2012	2012	3	67	402	
14	0955	PRIVACY FE	0 100	0	0	24.00	LF	15.00	15.00	100	2017	2017	3	91	328	
15	0211	CONCRETE W	0 100	24	3	72.00	SF	6.00	6.00	100	2017	2017	3	76	328	
16	0211	CONCRETE W	0 100	21	4	84.00	SF	6.00	6.00	100	2017	2017	3	76	383	

BLD DATE		05/22/2017	MMSR	LGL DATE	05/22/2017	MMSR
XF DATE	05/22/2017	MMSR	AG DATE	05/22/2017	MMSR	
INC DATE						

BUILDING NOTES	
45 ANHINGA POND WAY, CRAWFORDVILLE	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] E34 S20 W34 N20 \$	

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	
TOTAL OB/XF 1,441																									