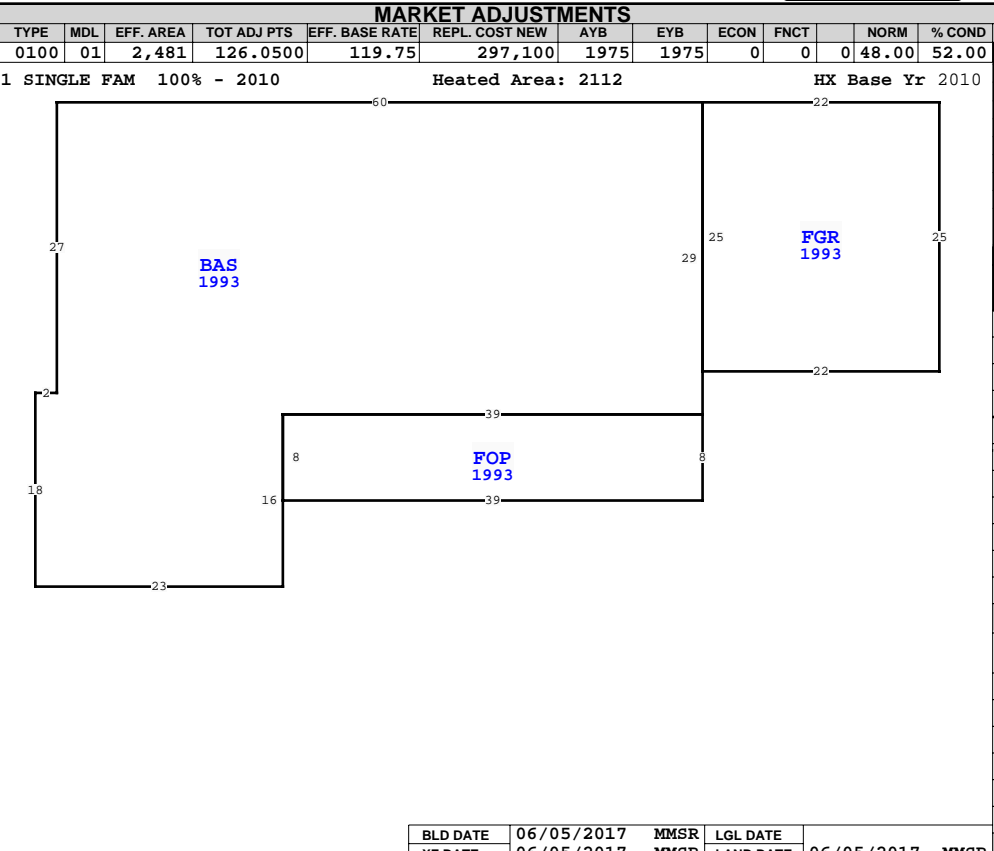




ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	19	COMMON	BRK	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		70	
Interior Floo	14	CARPET		30	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms			3	100	
Bathrooms			2	100	
Stories	1.		1.	100	
Fireplace	01	FIREPLACE		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	2,112	100	1993	2,112	131,514
FGR	550	50	1993	275	17,124
FOP	312	30	1993	94	5,854
TOTALS	2,974			2,481	154,492



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				199,838		
TOTAL MARKET OB/XF VALUE				538		
TOTAL LAND VALUE - MARKET				49,200		
TOTAL MARKET VALUE				249,576		
SOH/AGL Deduction				98,715		
ASSESSED VALUE				150,861		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				100,861		
TOTAL JUST VALUE				249,576		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				298,312		
MM 5 YR CK, DEMO XFOBS						
DIMENS XFOB LN 4						
5 YRPRCL CH, CORR FLOOR, PU CORR TRAV, CORR						
DETACHED ODD SHAPED HSE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000442	ROOF-OVER -CC	0	08/23/2023			
21000320	MECH	0	06/15/2021			
16000089	ELEC	0	02/02/2016			
20061028	SCREEN RM	0	06/21/2006			
2006858	TEMP-TENT	0	05/22/2006			
32011	REROOF	0	06/25/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0811/0196	11/25/2009	WD	U	I	30	181,500
GRANTOR: PELT SYLVIA						
GRANTEE: GARY PEGGY S & JASO						
0356/0893	3/10/1999	WD	U	V		100
GRANTOR: PELT SYLVIA						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=-22,0] W60 S27 W2 S18 E23 N16 E39 N29 \$						
FGR=[YR=1993;ORIG=0,0] W22 S25 E22 N25 \$						
FOP=[YR=1993;ORIG=-61,29] S8 E39 N8 W39 \$						
PTR=[ORIG=0,0] N20 E50 W50 S20 \$						

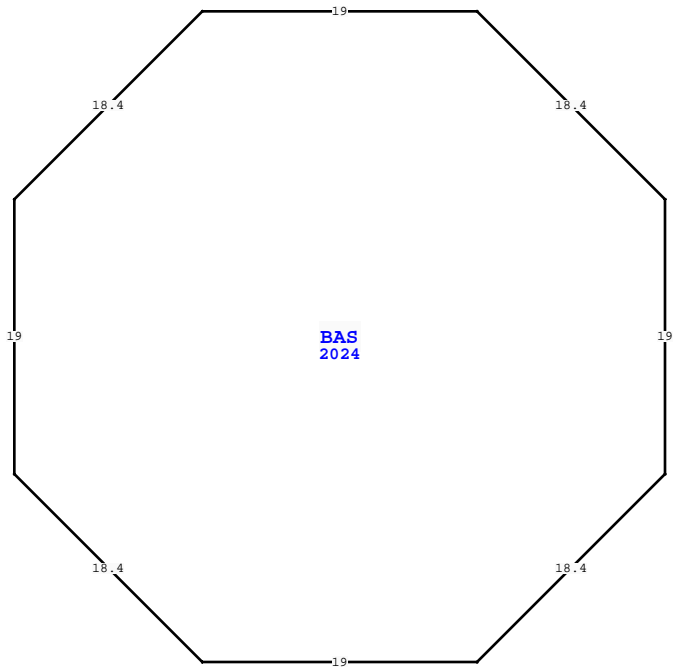
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0620	WOOD UTL B	0	100	8	6			6.00	100	1980	1980	3	20	58	
3	0210	CONCRETE D	0	100	19	18			6.00	100	1996	1996	3	20	480	
TOTAL OB/XF 538																

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	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	6.56	AC		1.00	1.00	1.00	7,500.00	7,500.00	49,200							



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	21	STONE 100			
Roof Structur	07	GAMBREL 100			
Roof Cover	14	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	05	ASPH TILE 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bathrooms		1 100			
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	1,687	100	2024	1,687	45,346
TOTALS	1,687			1,687	45,346

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0166	01	1,687	112.0000	67.20	113,366	1988	1988	0	0	60.00	40.00	
3 DET BONUS 100% - 2010			Heated Area: 1687				HX Base Yr 2010					



456 ARRAN RD, CRAWFORDVILLE

BLD DATE	06/05/2017	MMSR	LGL DATE	
XF DATE	06/05/2017	MMSR	LAND DATE	06/05/2017
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,838	
TOTAL MARKET OB/XF VALUE		538	
TOTAL LAND VALUE - MARKET		49,200	
TOTAL MARKET VALUE		249,576	
SOH/AGL Deduction		98,715	
ASSESSED VALUE		150,861	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		100,861	
TOTAL JUST VALUE		249,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,312	
PU CORR TRAV, PU DIMENS XFOB LN 2, PTR IS			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, FLOOR			
ADD DEED REF			
5 YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
027726	VY SIDE	0	05/04/2001
025002	W/UTL	0	04/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0811/0196	11/25/2009	WD	U	I	30	181,500
GRANTOR: PELT SYLVIA						
GRANTEE: GARY PEGGY S & JASO						
0356/0893	3/10/1999	WD	U	V		100
GRANTOR: PELT SYLCIA						
GRANTEE:						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=24,7] E19 D13R13 S19 D13L13 W19 U13L13 N19 U13R13 \$

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	