

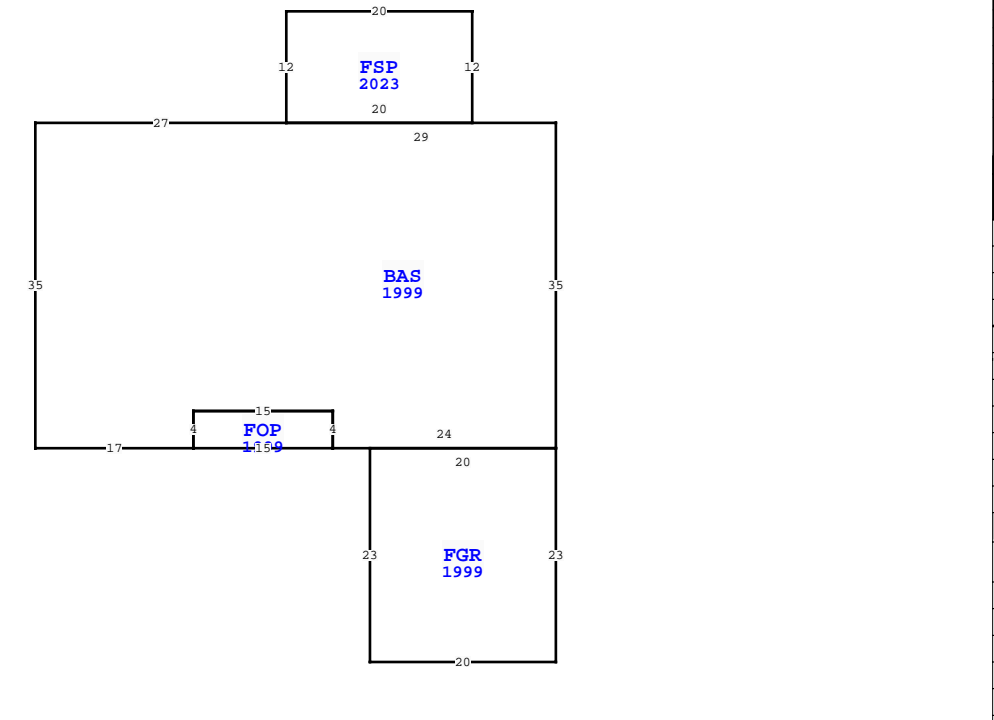


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Heating Type	13 HEAT PUMP 100
Air Condition	13 HEAT PUMP 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	0 100
Units	0 100
Condition Adj	13 GOOD 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,280	136.7350	142.89	325,789	1999	2003		0	0	20.00	80.00		

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,631
TOTAL MARKET OB/XF VALUE		3,311
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		308,942
SOH/AGL Deduction		0
ASSESSED VALUE		308,942
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,942
TOTAL JUST VALUE		308,942
NCON VALUE		15,089
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,676



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		5 MKT AREA 10			
NEIGHBORHOOD/LOC		182.00 1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1999	1,900	217,193
FGR	460	50	1999	230	26,292
FOP	60	30	1999	18	2,058
FSP	240	55	2023	132	15,089
TOTALS	2,660			2,280	260,631

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / CD	SALE PRICE
1313/0531	5/05/2023	QC U	I 11	100
GRANTOR: THOMPSON HUGH I & LUC				
GRANTEE: THOMPSON HUGH I & L				
1269/0536	6/10/2022	WD Q	I 01	353,000
GRANTOR: MARY O ZORN LIFE ESTA				
GRANTEE: THOMPSON HUGH I & L				

BLD DATE		08/17/2018		MMJT		LGL DATE		08/17/2018		MMJT	
XF DATE		08/17/2018		MMJT		LAND DATE		08/17/2018		MMJT	
INC DATE						AG DATE					

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	100 0 0	1.00	UT	2,090.00	2,090.00	100	1999	1999	3	56	1,170	
2	0210	CONCRETE D	0	100 98 10	980.00	SF	6.60	6.60	100	1999	1999	3	20	1,294	
3	0211	CONCRETE W	0	100 73 3	219.00	SF	6.60	6.60	100	1999	1999	3	20	289	
4	0955	PRIVACY FE	0	100 0 0	52.00	LF	16.50	16.50	100	2011	2011	3	65	558	
5	0625	PORT WD UT	0	100 8 12	96.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

BUILDING NOTES													
284 DUNCAN DR, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=1999;ORIG=0,0] W29 W27 S35 E17 N4 E15 S4 E24 N35 \$													
FGR=[YR=1999;ORIG=0,35] W20 S23 E20 N23 \$													
FOP=[YR=1999;ORIG=-24,31] W15 S4 E15 N4 \$													
FSP=[YR=2023;ORIG=-29,-12] E20 S12 W20 N12 \$													

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							