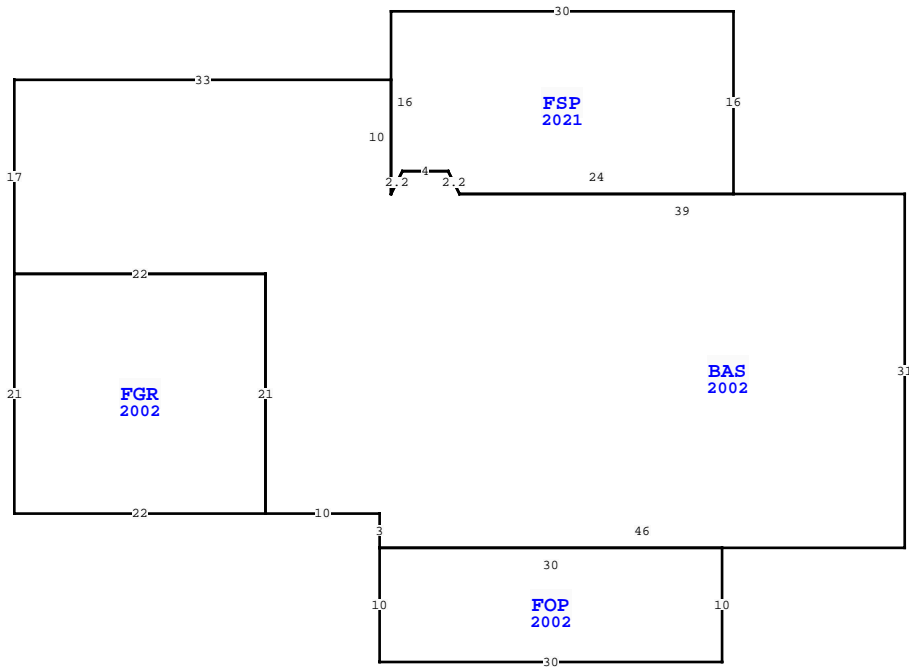




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	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%	- 2019									
Heated Area: 2200 HX Base Yr 2019												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2002	2,200	220,436
FGR	462	50	2002	231	23,146
FOP	300	30	2002	90	9,018
FSP	470	55	2021	258	25,851
<b>TOTALS</b>	<b>3,432</b>			<b>2,779</b>	<b>278,451</b>

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		278,451	
TOTAL MARKET OB/XF VALUE		4,544	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		327,995	
SOH/AGL Deduction		147,196	
ASSESSED VALUE		180,799	
TOTAL EXEMPTION VALUE		13 HX HB 180,799	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		327,995	
NCON VALUE		27,634	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,956	
H5 DUE TO COA PER NCOA REPORT			
FR 5YR CK 6/13/23; PU NEW TRAV & XFOBS			
RE-ROOF-CC OB23-574 INCR EYB 2004-2008			
INCR EYB 2002-2004 HVAC-CC 5-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000574	RE-ROOF/SHINGLES-		11/07/2023
OB22-000319	HVAC-CC	0	05/16/2022
028138	SFD	0	08/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0579	12/21/2018	WD Q	Q	I	01	250,000
GRANTOR: MCGOUGH SAMMY S & LAU						
GRANTEE: WILLINGHAM WILLIAM						
0323/0794	4/24/1998	WD Q	Q	V		18,500
GRANTOR:						
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
1	0210	CONCRETE D	0	100	119	11		6.60	6.60	100	2002	2002	3	20	1,728	
2	0211	CONCRETE W	0	100	48	3		6.60	6.60	100	2002	2002	3	20	190	
3	0130	FIRE PLACE	0	100	0	0		1,430.00	1,430.00	100	2002	2002	3	59	844	
4	0955	PRIVACY FE	0	100	0	0		16.50	16.50	100	2024	2023	AV	100	1,782	
5	0625	PORT WD UT	0	100	12	20		0.00	0.00	100	2024	2023	AV	100	0	

TOTAL OB/XF												
124 DUNCAN DR, CRAWFORDVILLE												
BLD DATE	08/20/2018	MMSR	LGL DATE	08/20/2018	MMSR	LAND DATE	08/20/2018	MMSR	AG DATE			
4,544												

BUILDING NOTES												
BAS=[YR=2002;ORIG=0,0] W39 U2L1 W4 D2L1 N10 W33 S17 E22 S21 E10 S3 E46 N31 \$												
FGR=[YR=2002;ORIG=-56,28] N21 W22 S21 E22 \$												
FOP=[YR=2002;ORIG=-46,31] S10 E30 N10 W30 \$												
FSP=[YR=2021;ORIG=-45,-16] S16 U2R1 E4 D2R1 E24 N16 W30 \$												

BUILDING DIMENSIONS												
BAS=[YR=2002;ORIG=0,0] W39 U2L1 W4 D2L1 N10 W33 S17 E22 S21 E10 S3 E46 N31 \$												
FGR=[YR=2002;ORIG=-56,28] N21 W22 S21 E22 \$												
FOP=[YR=2002;ORIG=-46,31] S10 E30 N10 W30 \$												
FSP=[YR=2021;ORIG=-45,-16] S16 U2R1 E4 D2R1 E24 N16 W30 \$												

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