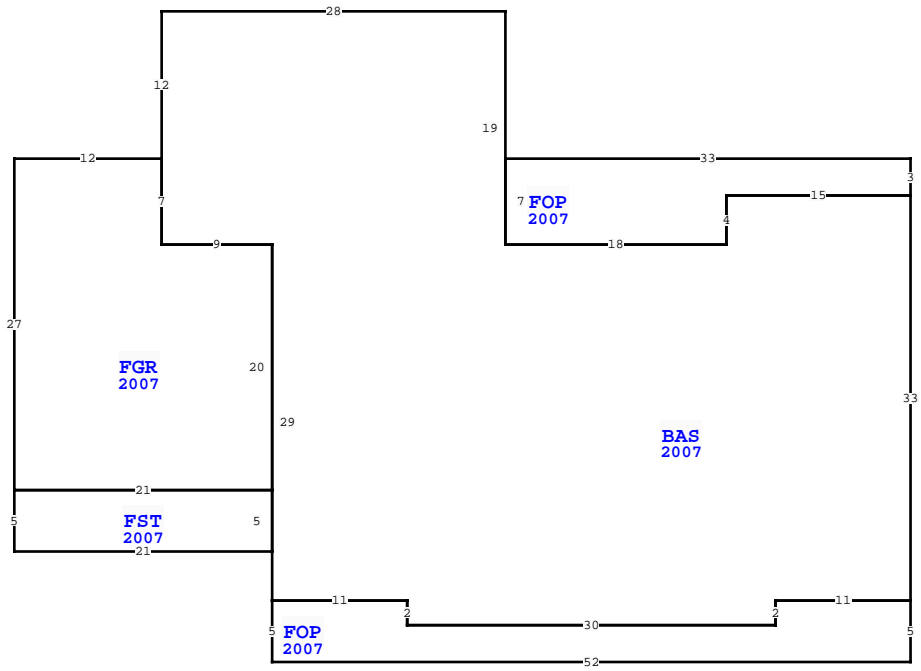




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	10		
NEIGHBORHOOD/LOC	336.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2007	2,160	200,128
FGR	504	50	2007	252	23,349
FOP	171	30	2007	51	4,725
FOP	200	30	2007	60	5,559
FST	105	55	2007	58	5,373
TOTALS	3,140			2,581	239,135

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,581	116.1000	110.30	284,684	2007	2007	0	0	0	16.00	84.00
1 SINGLE FAM 100% - 2022 Heated Area: 2160 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			PAGE 1 of 3	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	394,553			
TOTAL MARKET OB/XF VALUE	79,061			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	548,614			
SOH/AGL Deduction	13,401			
ASSESSED VALUE	535,213			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	485,213			
TOTAL JUST VALUE	548,614			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	519,624			
UPDATED WKSHIP BARN TO INCLUDE BASE AREA				
BLD COMP UPGRADES. CC 09/07/2022				
JS PRMT CK, CH FLR, ADJ EYB 2007-2013 FOR				
VISITOR LETTER MAILED				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN21-00025	INTERIOR RENOV-CC	0	10/21/2021	
2014547	MOTHER-IN-LAW STE	0	06/30/2014	
2007859	POOL-CO	0	06/15/2007	
2007310	SFD-CO	0	03/08/2007	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/0645	8/24/2021	WD	U	I	11	100
GRANTOR: BOZONE KAREN						
GRANTEE: SELLARS GARON & ASH						
1210/0767	5/18/2021	WD	Q	I	01	550,000
GRANTOR: MARGERUM KAREN FKA BO						
GRANTEE: SELLARS GARON & ASH						

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	343	12	4,116.00	SF	6.00	6.00	100	2007	2007	3	30	7,409	
2	0211	CONCRETE W	0	100	68	4	272.00	SF	6.00	6.00	100	2007	2007	3	30	490	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2007	2007	3	68	884	
4	0125	MTL/VYL AC	0	100	0	0	141.00	LF	19.00	19.00	100	2007	2007	3	30	804	
5	0220	POOL VINYL	0	100	28	14	392.00	SF	60.00	60.00	100	2007	2007	3	40	9,408	
6	0211	CONCRETE W	0	100	0	0	1,030.00	SF	6.00	6.00	100	2007	2007	3	30	1,854	
7	0956	PRIVACY FE	0	100	0	0	25.00	LF	19.00	19.00	100	2007	2007	3	30	143	
8	0080	4' CHAINLI	0	100	0	0	160.00	LF	13.00	13.00	100	2012	2012	3	52	1,082	
9	0211	CONCRETE W	0	100	63	4	252.00	SF	6.00	6.00	100	2014	2014	3	62	937	
10	0700	PORT BLDG	0	100	6	6	36.00	SF	0.00	0.00	100	2008	2008	3	70	0	

TOTAL OB/XF													23,011											
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

BUILDING NOTES												
39 CITATION WAY, CRAWFORDVILLE												
BLD DATE 11/25/2019 MMJT LGL DATE 11/29/2021												
XF DATE 11/25/2019 MMJT LAND DATE 11/29/2021												
INC DATE AG DATE												
PB												

BUILDING DIMENSIONS												
FOP=[YR=2007] W33 S7 E18 N4 E15 BAS=[YR=2007] W15 S4 W18												
N19 W28 S12 FGR=[YR=2007] W12 S27 FST=[YR=2007] S5 E21 N5												
W21 S E21 N20 W9 N7 S7 E9 S29 FOP=[YR=2007] S5 E52 N5 W11 S2												
W30 N2 W11 S E11 S2 E30 N2 E11 N33 S N3 S.												

STEEPLECHASE LOT 16 & 17  
 PB 4 PG 55 OR 523 P 549  
 OR 655 P 791 OR 1057 P 29

SELLARS GARON/SELLARS ASHLEY  
 39 CITATION WAY  
 CRAWFORDVILLE, FL 32327

2024

00-00-025-336-06589-A17



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	336.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	900	100	2014
FOP	120	30	2014
FSP	200	55	2014
FST	100	55	2014
PTO	200	5	2014
TOTALS	1,520		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	INLAW STE	100%	- 2022								
Heated Area: 900						HX Base Yr 2022					
TOTALS		1,111		101,910							

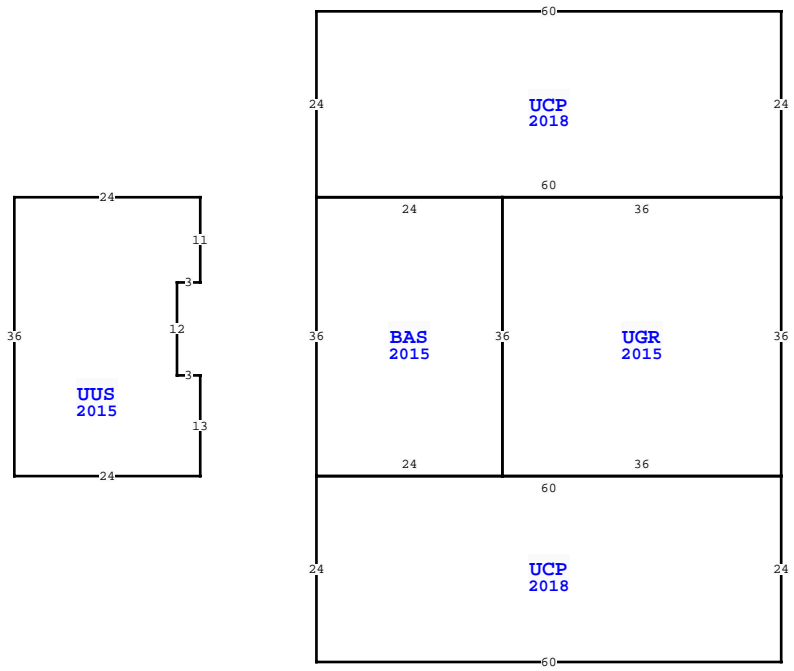
WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		394,553				
TOTAL MARKET OB/XF VALUE		79,061				
TOTAL LAND VALUE - MARKET		75,000				
TOTAL MARKET VALUE		548,614				
SOH/AGL Deduction		13,401				
ASSESSED VALUE		535,213				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		485,213				
TOTAL JUST VALUE		548,614				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		519,624				
PRCL:0:1: 2021 SALE INCLUDED TWO LOTS.						
2022 HX APP						
PRCL 06589-A17						
ADDED XFOBS FROM DEL PRCL 06589-A16 TO						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0645	8/24/2021	WD	U	I	11	100
GRANTOR: BOZONE KAREN						
GRANTEE: SELLARS GARON & ASH						
1210/0767	5/18/2021	WD	Q	I	01	550,000
GRANTOR: MARGERUM KAREN FKA BO						
GRANTEE: SELLARS GARON & ASH						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST=[YR=2014] W10 S10 E10 BAS=[YR=2014] W10 FSP=[YR=2014] N10 PTO=[YR=2014] N10 W20 S10 E20\$ W20 S10 E20\$ W20 S30 FOP=[YR=2014] S4 E30 N4 W30\$ E30 N30\$ N10\$.						

EXTRA FEATURES		39 CITATION 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
11	0210	CONCRETE D	0	100	0	0	2,723.00	SF	6.00	6.00	100	2007	2007	3	30	4,901	
12	0210	CONCRETE D	0	100	60	24	1,440.00	SF	6.00	6.00	100	2018	2018	3	80	6,912	
13	0210	CONCRETE D	0	100	60	24	1,440.00	SF	6.00	6.00	100	2018	2018	3	80	6,912	
14	0210	CONCRETE D	0	100	0	0	2,280.00	SF	6.00	6.00	100	2018	2018	3	80	10,944	
19	0700	PORT BLDG	0	100	12	24	288.00	SF	8.00	8.00	100	2008	2008	3	70	1,613	
20	0210	CONCRETE D	0	100	60	24	1,440.00	SF	6.00	6.00	100	2018	2018	3	80	6,912	
21	0210	CONCRETE D	0	100	60	24	1,440.00	SF	6.00	6.00	100	2018	2018	3	80	6,912	
22	0210	CONCRETE D	0	100	0	0	2,280.00	SF	6.00	6.00	100	2018	2018	3	80	10,944	

LAND DESCRIPTION		TOTAL OB/XF										56,050												
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

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
12	MODULAR MT 50				
13	GALVALUM 50				
07	NONE 100				
03	CONC FINSH 100				
01	NONE 100				
01	NONE 100				
01	NONE 100				
1.1	1.100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
336.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2015	864	19,490
UCP	1,440	20	2018	288	6,497
UCP	1,440	20	2018	288	6,497
UGR	1,296	40	2015	518	11,685
UUS	828	50	2015	414	9,339
TOTALS	5,868			2,372	53,508

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,372	49.0500	24.52	58,161	2015	2015	0	0	8.00	92.00
4 WKSHP/BARN 100% - 2022 Heated Area: 864 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	394,553			
TOTAL MARKET OB/XF VALUE	79,061			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	548,614			
SOH/AGL Deduction	13,401			
ASSESSED VALUE	535,213			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	485,213			
TOTAL JUST VALUE	548,614			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	519,624			
PER PRCL COMB REQUEST BY OWNER				
COMB PRCL 06589-A16 LOT 16 5.00 AC				
5 YR PRCL CK, CHG DIM XFOB LN 1 PU XFOB LN 11				
MLD QUESTIONNAIRE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1225/0645	8/24/2021	WD U	I 11	100
GRANTOR: BOZONE KAREN				
GRANTEE: SELLARS GARON & ASH				
1210/0767	5/18/2021	WD Q	I 01	550,000
GRANTOR: MARGERUM KAREN FKA BO				
GRANTEE: SELLARS GARON & ASH				
BUILDING NOTES				
BLD DATE 11/25/2019 MMJT LGL DATE 11/29/2021 PB				
XF DATE 11/25/2019 MMJT LAND DATE AG DATE				
INC DATE				
BUILDING DIMENSIONS				
UCP=[YR=2018;ORIG=0,0] W60 S24 E60 N24 \$				
UCP=[YR=2018;ORIG=-60,60] S24 E60 N24 W60 \$				
UGR=[YR=2015;ORIG=0,24] W36 S36 E36 N36 \$				
BAS=[YR=2015;ORIG=-36,24] W24 S36 E24 N36 \$				
UUS=[YR=2015;ORIG=-75,24] W24 S36 E24 N13 W3 N12 E3 N11 \$				
PTR=[ORIG=-60,24] W15 E15 \$				

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

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