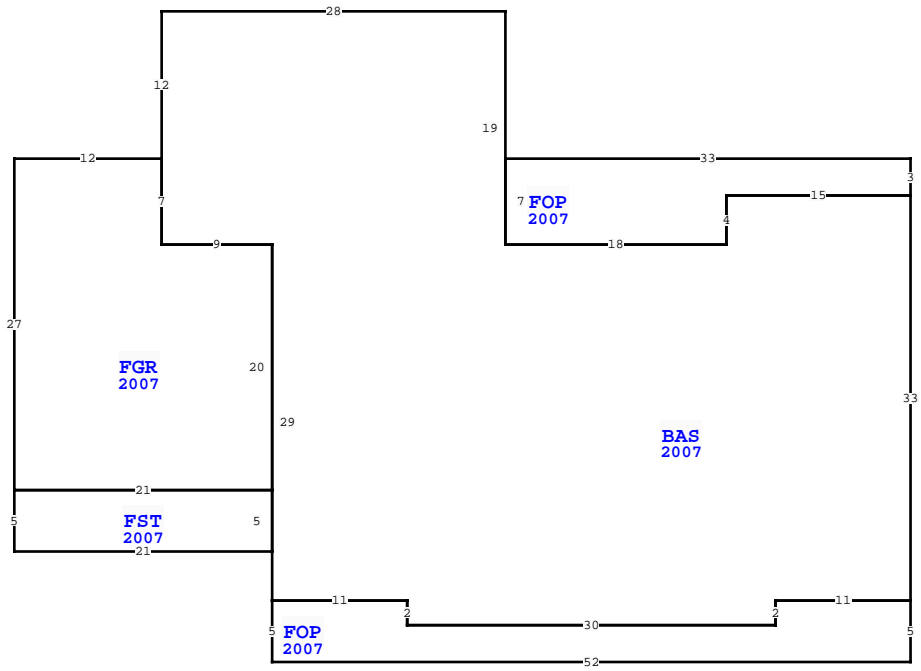




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	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	
1	SINGLE FAM	100% - 2022			284,684	2007	2007	0	0	0	16.00	84.00
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 PB												
XF DATE 11/25/2019 MMJT LAND DATE												
INC DATE AG DATE												

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



ELEMENT		CD		CONSTRUCTION	
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 Floo	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2014	900	82,555
FOP	120	30	2014	36	3,302
FSP	200	55	2014	110	10,090
FST	100	55	2014	55	5,045
PTO	200	5	2014	10	917
TOTALS	1,520			1,111	101,910

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					
BLD DATE 11/25/2019 MMJT LGL DATE XF DATE 11/25/2019 MMJT LAND DATE 11/29/2021 PB INC DATE AG DATE											

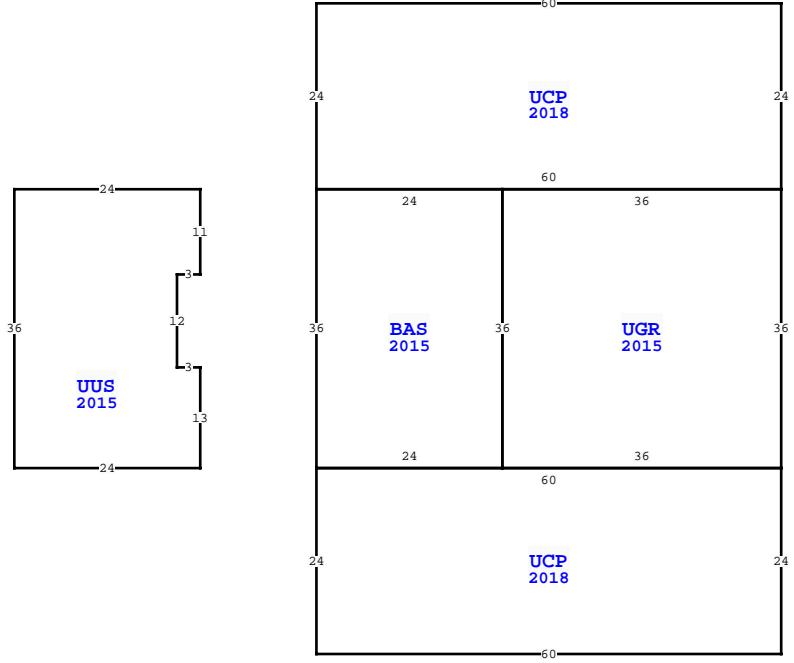
WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				394,553		
TOTAL MARKET OB/XF VALUE				79,061		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				548,614		
SOH/AGL Deduction				13,401		
ASSESSED VALUE				535,213		
TOTAL EXEMPTION VALUE				50,000		
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												TOTAL OB/XF				56,050			
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			

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	12	MODULAR MT	50
Roof Cover	13	GALVALUM	50
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	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
BAS	864	100	2015
UCP	1,440	20	2018
UCP	1,440	20	2018
UGR	1,296	40	2015
UUS	828	50	2015
TOTALS	5,868		

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



WAKULLA COUNTY PROPERTY				PAGE 3 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		
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 / 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						
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

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