

WAKULLA GARDENS UNIT 2
 BLOCK 4 LOT 7 OR 5 P 618
 OR 701 P 286 OR 705 P 472

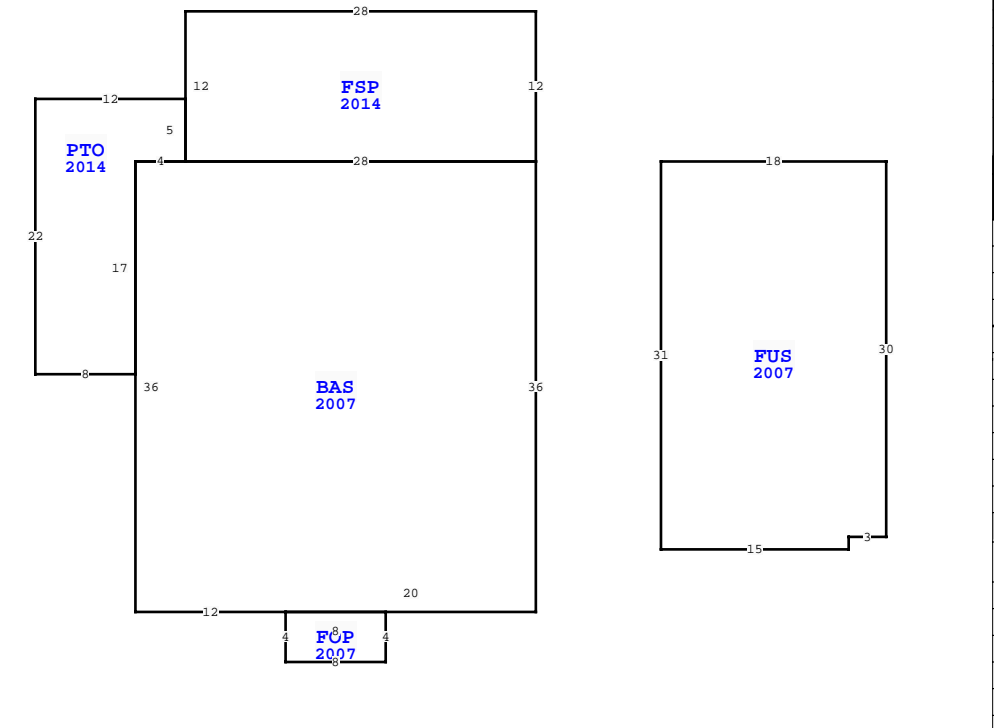
DUNCAN MICHELLE DENISE
 35 SPOKAN TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08219-000


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,912	95.4000	113.29	216,610	2007	2007	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1707 HX Base Yr 2022													



Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 10			
NEIGHBORHOOD/LOC	9.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2007	1,152	109,628
FOP	32	30	2007	10	952
FSP	336	55	2014	185	17,606
FUS	555	100	2007	555	52,816
PTO	196	5	2014	10	952
TOTALS	2,271			1,912	181,952

35 SPOKAN TRL, CRAWFORDVILLE

BLD DATE	09/11/2019	RTLC	LGL DATE	
XF DATE	09/11/2019	RTLC	LAND DATE	03/07/2009
INC DATE			AG DATE	JBHC

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	181,952		
TOTAL MARKET OB/XF VALUE	2,017		
TOTAL LAND VALUE - MARKET	8,000		
TOTAL MARKET VALUE	191,969		
SOH/AGL Deduction	36,281		
ASSESSED VALUE	155,688		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	105,688		
TOTAL JUST VALUE	191,969		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	174,397		
2022 HX ADDED - BATTLES FKA DUNCAN			
MC OR 1255 P 280			
5 YR PRCL CK, N/C			
SOH PORTED TO 06609-016 FOR 2018/CLANTON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014508	SCREEN RM/PORCH	0	06/18/2014
2007559	SFD-CO	0	04/20/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0387	3/08/2017	WD Q	Q	I	01	138,000
GRANTOR: CLANTON WESLEY D & DO						
GRANTEE: DUNCAN MICHELLE DEN						
0940/0476	4/30/2014	WD U	I	12		74,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CLANTON WESLEY D &						

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	0955	PRIVACY FE	0 100	0	0	171.00	LF	15.00	15.00	100	2007	2007	3	40	1,026	
2	0060	DECK WOOD	0 100	8	8	64.00	SF	5.00	5.00	100	2007	2007	3	40	128	
3	0211	CONCRETE W	0 100	34	4	136.00	SF	6.00	6.00	100	2014	2014	3	62	506	
4	0625	PORT WD UT	0 100	6	16	96.00	SF	6.00	6.00	100	2014	2014	3	62	357	

BUILDING NOTES													
BUILDING DIMENSIONS													
FSP=[YR=2014] W28 S12 E28 BAS=[YR=2007] W28 PTO=[YR=2014] N5 W12 S22 E8 N17 E4\$ W4 S36 E12 FOP=[YR=2007] S4 E8 N4 W8\$ E20 N36\$ PTR=E10 FUS=[YR=2007] S31 E15 N1 E3 N30 W18\$ W10\$ 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			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							