

WAKULLA GARDENS UNIT 2 BLK 5  
AND THE WESTERLY HALF OF 70 &  
LOT 71 OR 641 P 291 OR 664 P

HUBBELL DONALD J  
30 CATAWBA TRL  
CRAWFORDVILLE, FL 32327

**2024**

00-00-034-009-08349-001  
VALUATION SUMMARY

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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007	140.72	211,784	2006	2015	0	0	8.00	92.00

Heated Area: 1260 HX Base Yr 2007

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			194,841
TOTAL MARKET OB/XF VALUE			1,022
TOTAL LAND VALUE - MARKET			10,500
TOTAL MARKET VALUE			206,363
SOH/AGL Deduction			115,369
ASSESSED VALUE			90,994
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			40,994
TOTAL JUST VALUE			206,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,222

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 10	8.00 1.25/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	2006
FGR	252	50	2006
FOP	252	30	2006
FOP	144	30	2018
TOTALS	1,908		

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000322	AWNING-CC	0	04/23/2018
17000574	REROOF-CC	0	04/27/2017
17000545	REPAIR/PLUMB-CC	0	04/19/2017
2006916	SFD - CO 11/9/6	0	05/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1153/0182	6/01/2020	QC	U	I	30	100
GRANTOR: HUBBELL CHARLES SR						
GRANTEE: HUBBELL CHARLES SR						
0685/0574	11/28/2006	WD	Q	I		134,900
GRANTOR: SOUTHERN HOMES DESIGN						
GRANTEE: HUBBELL CHARLES SR						

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	31 10	310.00	SF	6.00	6.00	100	2006	2006	3	27	502	
2	0211	CONCRETE W	0 100	17 3	51.00	SF	6.00	6.00	100	2006	2006	3	27	83	
3	0955	PRIVACY FE	0 100	0 0	97.00	LF	15.00	15.00	100	2006	2006	3	30	437	
4	0605	PORT VINYL	0 100	8 10	80.00	SF	0.00	0.00	100	2008	2008	3	34	0	

BLD DATE		RTSR		LGL DATE	
06/05/2018					
06/05/2018					
INC DATE				03/07/2009 JBHC	

BUILDING NOTES	
BAS=[YR=2006] W24 FOP=[YR=2018] N8 W18 S8 E18\$ W30 S7	
FGR=[YR=2006] S21 E12 N21 W12\$ E12 S21 FOP=[YR=2006] S6 E42 N6 W42\$ E42 N28\$.	

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	1.50	LT		1.00	1.00	1.00	7,000.00	7,000.00	10,500							