WAKULLA GARDENS UNIT 2
BLOCK 6 LOT 32
OR 5 P 838 OR 685 P 315

CLARK ARIC J
111 CATAWBA TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08383-000

BUILDING CHARACTERISTICS

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 Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM 4 | MKT AREA 10

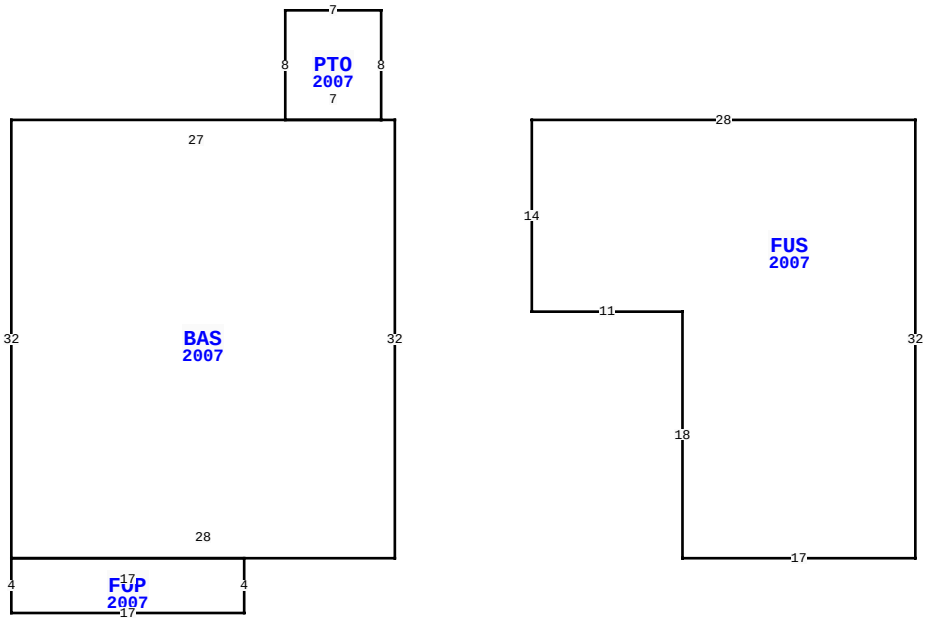
NEIGHBORHOOD/LOC 9.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2007	896	105,016
FOP	68	30	2007	20	2,344
FUS	698	100	2007	698	81,809
PTO	56	5	2007	3	352
TOTALS	1,718			1,617	189,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,617	117.5000	139.53	225,620	2007	2007	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 0 Heated Area: 1594 HX Base Yr



111 CATAWBA TRL, CRAWFORDVILLE

BLD DATE	11/24/2021	FRJS	LGL DATE	11/24/2021	FRJS
XF DATE	11/24/2021	FRJS	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,521
TOTAL MARKET OB/XF VALUE	2,245
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	199,766
SOH/AGL Deduction	32,800
ASSESSED VALUE	166,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,966
TOTAL JUST VALUE	199,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,556

5 YR PRCL CK, DEMO/ PU XFOBS AS FUTURE NEW/DEL. CH

VERIFIED FIELD CARD 11/24/2021

PU XFOBS LN 5

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00017	SOLAR PANELS-CC	0	08/12/2021
200756	SFD-CO	0	01/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0260	4/25/2017	WD	Q	I	01	115,000
GRANTOR: PROULXMARIA/ATEHNA PR						
GRANTEE: CLARK ARIC J						
0886/0321	7/18/2012	WD	U	I	12	63,900
GRANTOR: BANK OF AMERICA						
GRANTEE: ATEHNA PROPERTIES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 PTO=[YR=2007] N8 W7 S8 E7$ W27 S32
FOP=[YR=2007] S4 E17 N4 W17$ E28 N32$ PTR= E10 FUS=[YR=2007]
S14 E11 S18 E17 N32 W28$ W10$.

EXTRA FEATURES

LN	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	0	20	20	400.00	SF	6.00	6.00	100	2007	2007	3	30	720	
2	0211	CONCRETE W	0	0	5	3	15.00	SF	6.00	6.00	100	2007	2007	3	30	27	
3	0131	FIRE PLACE	0	0	0	0	0.50	UT	700.00	700.00	100	2007	2007	3	68	238	
4	0955	PRIVACY FE	0	0	0	0	210.00	LF	15.00	15.00	100	2007	2007	3	40	1,260	
5	1450	SOLAR PANE	0	0	0	0	25.00	UT	0.00	0.00	100	2021	2021	3	93	0	

LAND DESCRIPTION

TOTAL OB/XF 2,245

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 09/30/2024 BY LW Total Acres: 0.11 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/22/2026 BY SYS