WAKULLA GARDENS UNIT 2
BLOCK 7 LOT 77
OR 5 P 620 OR 293 P 10

THOMPSON RICHARD A
10 CHINOOK TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08502-000

BUILDING CHARACTERISTICS

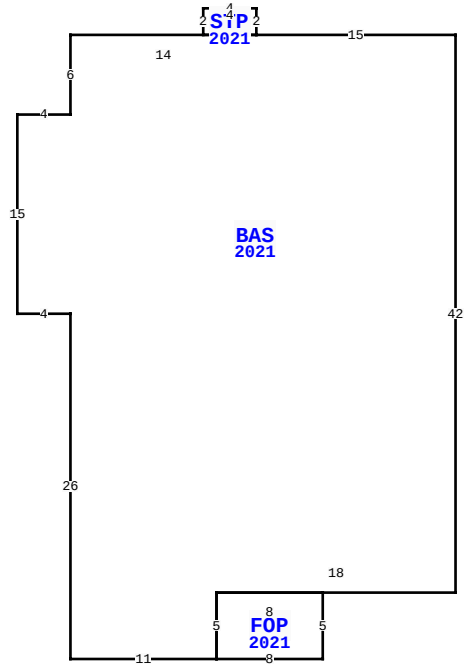
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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	1,333	100	2021	1,333	152,881
FOP	40	30	2021	12	1,376
STP	8	10	2021	1	115
TOTALS	1,381			1,346	154,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	98.5500	117.03	157,522	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1333 HX Base Yr 2022



10 CHINOOK TRL, CRAWFORDVILLE

BLD DATE	10/27/2021	FRLH	LGL DATE	10/27/2021	FRLH
XF DATE	10/27/2021	FRLH	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		154,372
TOTAL MARKET OB/XF VALUE		3,772
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		166,144
SOH/AGL Deduction		32,379
ASSESSED VALUE		133,765
TOTAL EXEMPTION VALUE	HX HB 13	133,765
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		166,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,167

PU SFD; XFOB PWR 7-28-21; CO 10/15/2021

5 YR PRCL CH, N/CRB

5 YR PRCL CH, N/C

ADD STREET NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000021	SFD	0	01/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0531	11/01/2021	WD	Q	I	05	182,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: THOMPSON RICHARD A						
1169/0864	9/21/2020	WD	Q	V	05	8,000
GRANTOR: DANIELS HOME BUILDERS						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 STP=[YR=2021] N2 W4 S2 E4$ W14 S6 W4 S15 E4 S26 E11 FOP=[YR=2021] E8 N5 W8 S5$ N5 E18 N42$.

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	100	0	0	652.00	SF	6.00	6.00	100	2021	2021	3	93	3,638	
2	0211	CONCRETE W	0	100	6	4	24.00	SF	6.00	6.00	100	2021	2021	3	93	134	

LAND DESCRIPTION

TOTAL OB/XF 3,772

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	100			53.00	130.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 10/27/2021 BY FRLH Total Acres: 0.16 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/08/2026 BY SYS