WAKULLA GARDENS UNIT 2
BLOCK 8 LOT 25
OR 5 P 544 OR 40 P 855

ROSIER LISA JANEE KAREN
22 ARAPAHO TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08536-001

BUILDING CHARACTERISTICS

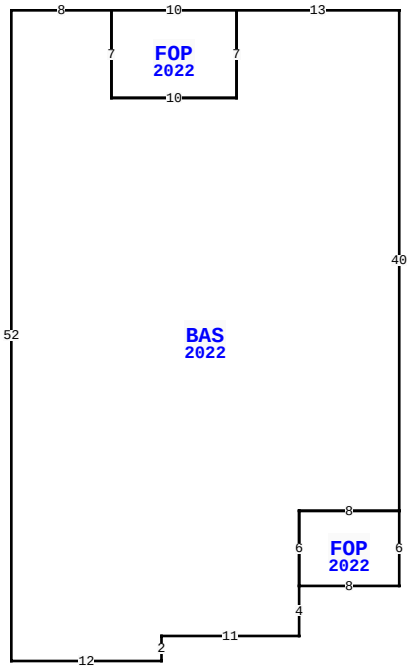
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 01
NEIGHBORHOOD/LOC	9.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	2022	1,424	181,633
FOP	48	30	2022	14	1,786
FOP	70	30	2022	21	2,679
TOTALS	1,542			1,459	186,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	108.5000	128.84	187,978	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1424 HX Base Yr 2023



22 ARAPAHO TRL, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2009 JBHC
INC DATE		AG DATE	

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	816.00	SF	6.00	6.00	100	2022	2022	3	97	4,749	
2	0211	CONCRETE W	0	100	17	4	68.00	SF	6.00	6.00	100	2022	2022	3	97	396	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,098
TOTAL MARKET OB/XF VALUE		5,145
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		199,243
SOH/AGL Deduction		14,797
ASSESSED VALUE		184,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,446
TOTAL JUST VALUE		199,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,074

5 YR PRCL CK, CHG ELMNTS AS FUTURE PAPER.
FR PU SFD AND XFOBS
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000949	SFD-CO	0	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0679	2/01/2022	WD	Q	I	01	190,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: ROSIER LISA JANEE K						
1218/0335	7/06/2021	WD	Q	V	01	4,000
GRANTOR: OVIEDO JOHN S						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W10 S7 E10 N7$ S7 W10 N7 W8 S52 E12 N2 E11 N4 FOP=[YR=2022] E8 N6 W8 S6$ N6 E8 N40$.

LAND DESCRIPTION

TOTAL OB/XF 5,145

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 09/20/2024 BY LW Total Acres: 0.11 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/01/2026 BY SYS