WAKULLA GARDENS UNIT 2
BLOCK 8 LOT 31
OR 2 P 869 OR 977 P 8

DICKERSON ROBERT B JR/DICKERSON SHERI LYNN
4 ARAPAHO TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08540-000

BUILDING CHARACTERISTICS

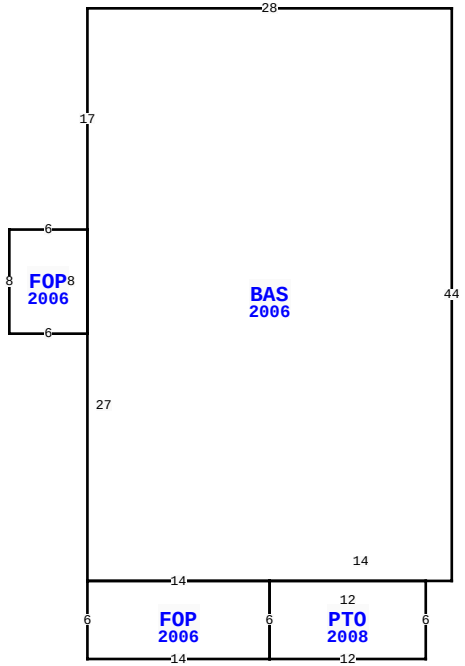
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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	1,232	100	2006	1,232	132,628
FOP	48	30	2006	14	1,507
FOP	84	30	2006	25	2,691
PTO	72	5	2008	4	431
TOTALS	1,436			1,275	137,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	106.6500	126.65	161,479	2006	2008	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2007 Heated Area: 1232 HX Base Yr 2007



4 ARAPAHO TRL, CRAWFORDVILLE

BLD DATE	09/24/2019	RTJT	LGL DATE	03/07/2009	JBHC
XF DATE	09/24/2019	RTJT	LAND DATE		
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	26	12	312.00	SF	6.00	6.00	100	2006	2006	3	27	505	
2	0211	CONCRETE W	0	100	6	5	30.00	SF	6.00	6.00	100	2006	2006	3	27	49	
3	0955	PRIVACY FE	0	100	0	0	229.00	LF	15.00	15.00	100	2007	2007	3	40	1,374	
4	0620	WOOD UTL B	0	100	16	8	128.00	SF	6.00	6.00	100	2007	2007	3	30	230	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,257
TOTAL MARKET OB/XF VALUE		2,158
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		147,415
SOH/AGL Deduction		69,643
ASSESSED VALUE		77,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,772
TOTAL JUST VALUE		147,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,895

5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG ELMMT
INCR EYB 2006-2008 HVAC-CC 2-2022
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000544	ROOF OVER/METAL-C		08/09/2024
22000106	HVAC-CC	0	01/31/2022
2006546	SFD - CO 8/14/6	0	03/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/0269	4/14/2016	WD	U	V	30	100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: DICKERSON ROBERT B						
0977/0008	6/10/2015	WD	Q	V	01	4,000
GRANTOR: DOUGLAS WILLIE JEAN M						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S17 FOP=[YR=2006] W6 S8 E6 N8$ S27 FOP=[YR=2006] S6 E14 N6 W14$ E14 PTO=[YR=2008] S6 E12 N6 W12 $ E14 N44$.

LAND DESCRIPTION

TOTAL OB/XF 2,158

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 06/24/2026 BY SYS