

WAKULLA GARDENS UNIT 5 BLOCK
44 LOTS 3 & 4
OR 27 P 479

MCELWAIN BRIAN
12 HAIDA TRAIL
CRAWFORDVILLE, FL 32327

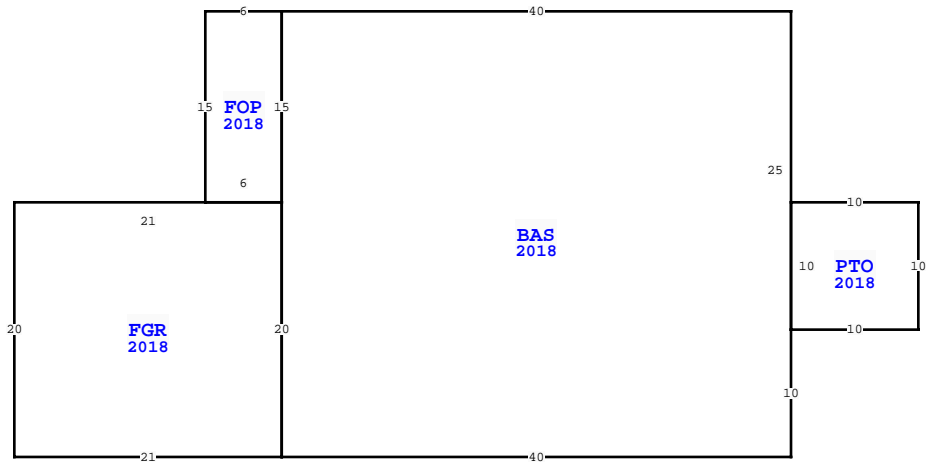
2024

00-00-034-012-09519-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
12.00		1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2018	1,400	173,991
FGR	420	50	2018	210	26,098
FOP	90	30	2018	27	3,355
PTO	100	5	2018	5	621
TOTALS	2,010			1,642	204,066

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019									Heated Area: 1400	HX Base Yr 2019



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,066
TOTAL MARKET OB/XF VALUE			4,603
TOTAL LAND VALUE - MARKET			27,200
TOTAL MARKET VALUE			235,869
SOH/AGL Deduction			95,996
ASSESSED VALUE			139,873
TOTAL EXEMPTION VALUE	WX 13 HX HB SX		139,873
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			235,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,525
PRMT CK, PU XFOBS AS FUTURE NEW.CHG ELMNTS AS FUTU			
DC OR 1369 P 759 MARCHLEWSKI BRUCE PHILLIP			
5 YR CH FR 2/17/23 UPDATE XFOB			
2021 SX RENEWAL COMPLETED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000704	SHED/CARPORT-CC		08/07/2024
18000352	SFD-CO	0	04/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0760	7/19/2024	WD Q	Q	I	01	255,000
GRANTOR: MARCHLEWSKI MARLENE						
GRANTEE: MCELWAIN BRIAN						
1090/0585	11/01/2018	WD Q	Q	I	01	141,000
GRANTOR: ANGLERS CONSTRUCTION						
GRANTEE: MARCHLEWSKI BRUCE &						

EXTRA FEATURES																	
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	28	15	420.00	SF	6.00	6.00	100	2018	2018	3	80	2,016	
2	0211	CONCRETE W	0	100	54	4	216.00	SF	6.00	6.00	100	2018	2018	3	80	1,037	
3	0956	PRIVACY FE	0	100	0	0	102.00	LF	19.00	19.00	100	2018	2018	3	80	1,550	
TOTAL OB/XF																4,603	

BUILDING NOTES													
BAS=[YR=2018] W40 FOP=[YR=2018] W6 S15 E6 N15\$ S15													
FGR=[YR=2018] W21 S20 E21 N20\$ S20 E40 N10 PTO=[YR=2018] E10 N10 W10 S10\$ N25\$.													

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			66.00	100.00	2.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	27,200							