WAKULLA GARDENS UNIT 5
BLOCK 48 LOT 50
OR 40 P 25 OR 40 P 936

GEORGE EMMANUEL
64 CHICKAT TRAIL
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09558-000

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	08	SHT VINYL 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

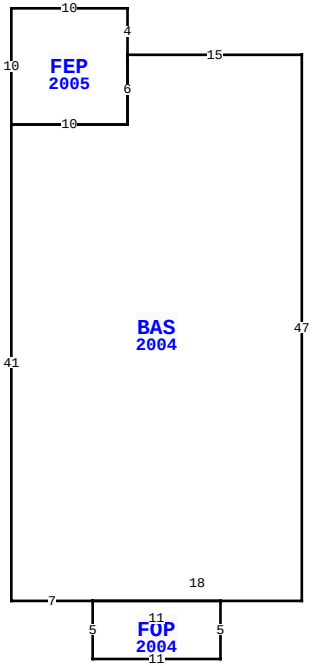
NEIGHBORHOOD/LOC: 12.00 1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,115	100	2004	1,115	102,859
FEP	100	80	2005	80	7,380
FOP	55	30	2004	16	1,476
TOTALS	1,270			1,211	111,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,211	99.9000	113.89	137,921	2004	2004	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2006 Heated Area: 1195 HX Base Yr 2006



64 CHICKAT TRL, CRAWFORDVILLE

BLD DATE	09/25/2019	RTJT	LGL DATE		
XF DATE	09/25/2019	RTJT	LAND DATE	03/09/2008	JBHC
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,716
TOTAL MARKET OB/XF VALUE	783
TOTAL LAND VALUE - MARKET	13,600
TOTAL MARKET VALUE	126,099
SOH/AGL Deduction	55,484
ASSESSED VALUE	70,615
TOTAL EXEMPTION VALUE	HX HB 45,615
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	126,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,395

5 YR PRCL CK, N/C

LN 1-2, PU XFOB LN 3

5 YR PRCL CH, PU FNDN & FRME, PU CORR SF XFOB

TO CORRECT CAP ON SOH DISCOVERY ITEMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000244	MECH	0	06/21/2018
31367	SFR	0	02/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0585/0665	3/29/2005	WD	Q	I		98,000
GRANTOR: SELLERS						
GRANTEE: GEORGE						
0555/0029	8/30/2004	WD	Q	I		93,000
GRANTOR: TRIPLE H						
GRANTEE: SELLERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FEP=[YR=2005] N4 W10 S10 E10 N6$ S6 W10 S41 E7 FOP=[YR=2004] S5 E11 N5 W11$ E18 N47$.

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	20	10	200.00	SF	6.00	6.00	100	2004	2004	3	23	276	
2	0211	CONCRETE W	0	100	5	3	15.00	SF	6.00	6.00	100	2004	2004	3	23	21	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2011	2011	3	76	486	

LAND DESCRIPTION

TOTAL OB/XF 783

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	13,600.00	13,600.00	13,600							

REVIEW DATE 09/25/2019 BY RTJT Total Acres: 0.11 Total Land Value: 13,600 Market: 0 Agricultural: 0 Common: 13,600 PRINTED 05/06/2026 BY SYS