WAKULLA GARDENS UNIT 5
BLK 48 LOT 40 & N 1/2 LOT 39
0R 30 P 718 OR 250 P 310

WILLIAMS TOYIANNA LYN/
98 CHICKAT TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09563-003

BUILDING CHARACTERISTICS

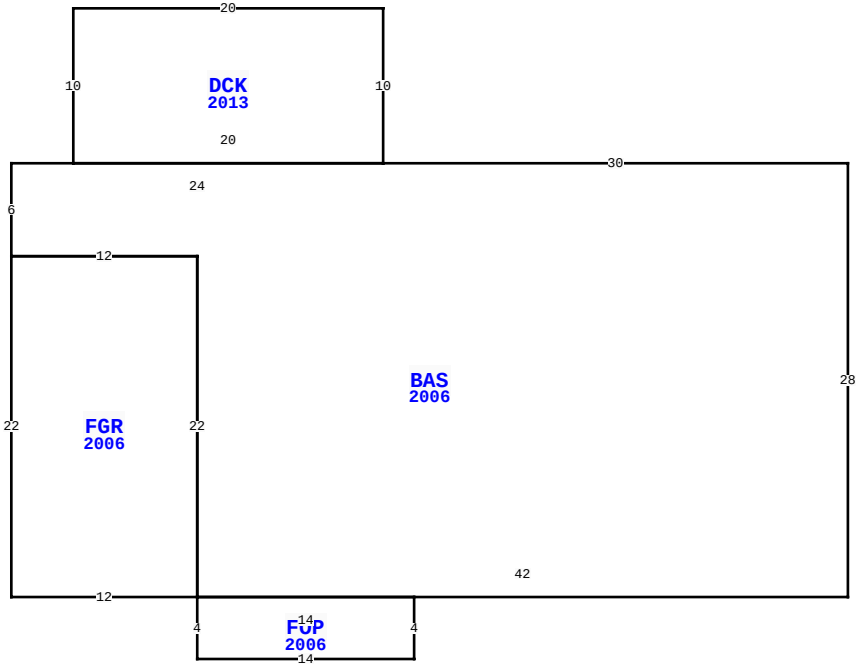
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	12.00	1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2006	1,248	132,319
DCK	200	10	2013	20	2,121
FGR	264	50	2006	132	13,995
FOP	56	30	2006	17	1,803
TOTALS	1,768			1,417	150,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	112.0500	127.74	181,008	2006	2006	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2017 Heated Area: 1248 HX Base Yr 2017



98 CHICKAT TRL, CRAWFORDVILLE

BLD DATE	09/25/2019	RTJT	LGL DATE	03/09/2008	JBHC
XF DATE	09/25/2019	RTJT	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		150,237
TOTAL MARKET OB/XF VALUE		1,945
TOTAL LAND VALUE - MARKET		20,400
TOTAL MARKET VALUE		172,582
SOH/AGL Deduction		66,396
ASSESSED VALUE		106,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,186
TOTAL JUST VALUE		172,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,610

QSTNR RTND - MCGUIRE SSN ALREADY ADDED.

H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 8/24/2

H4 - DUP SS# - 05636-000

ADDED SPOUSE INFO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000816	HVAC CHANGE OUT		09/04/2024
20051536	SFD	0	09/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0995/0663	3/31/2016	WD	Q	I	01	99,900
GRANTOR: DAVIS THOMAS A JR & M						
GRANTEE: WILLIAMS TOYIANNA L						
0787/0427	2/17/2009	WD	Q	I	01	109,400
GRANTOR: PRIMARY CLOSING CORP.						
GRANTEE: DAVIS THOMAS A & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 DCK=[YR=2013] N10 W20 S10 E20$ W24 S6 FGR=[YR=2006] S22 E12 N22 W12$ E12 S22 FOP=[YR=2006] S4 E14 N4 W14$ E42 N28$.

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	0955	PRIVACY FE	0	100	0	0	98.00	LF	15.00	15.00	100	2006	2006	3	30	441	
2	0210	CONCRETE D	0	100	25	9	225.00	SF	6.00	6.00	100	2006	2006	3	27	365	
3	0211	CONCRETE W	0	100	17	3	51.00	SF	6.00	6.00	100	2006	2006	3	27	83	
4	0955	PRIVACY FE	0	100	0	0	128.00	LF	15.00	15.00	100	2009	2009	3	55	1,056	

LAND DESCRIPTION

TOTAL OB/XF 1,945

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			0.00	0.00	1.50	LT		1.00	1.00	1.00	13,600.00	13,600.00	20,400							

REVIEW DATE 09/25/2019 BY RTJT Total Acres: 0.00 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 05/06/2026 BY SYS