WAKULLA GARDENS UNIT 5
BLK 49 LOT 16 & 1/2 LOT 17
OR 34 P 91 OR 87 P 230

BRUCE MARY E/BRUCE VERNON
41 CHICKAT TRAIL
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09579-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

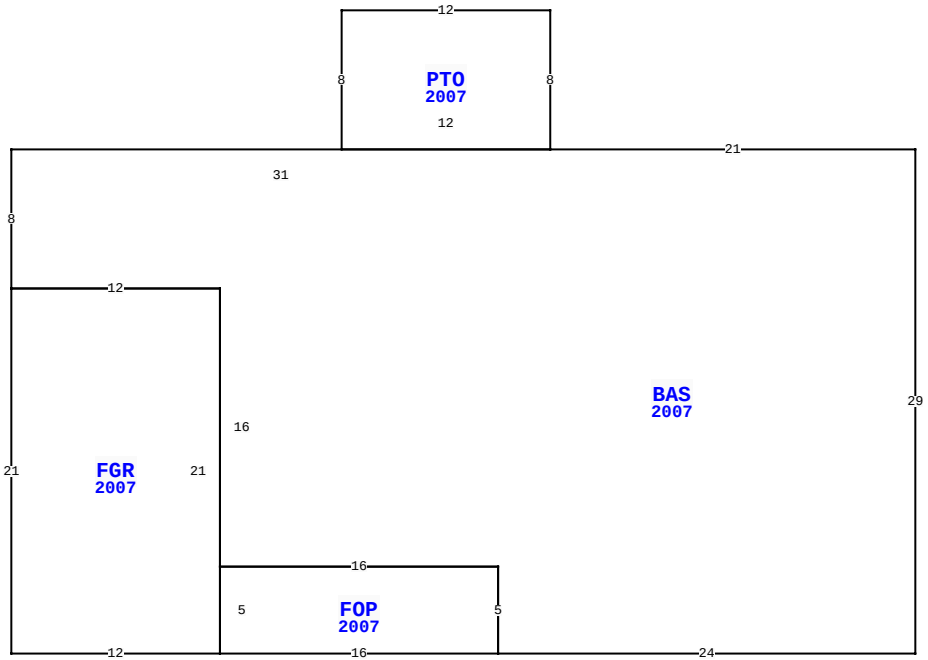
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,176	100	2007	1,176	115,538
FGR	252	50	2007	126	12,379
FOP	80	30	2007	24	2,358
PTO	96	5	2007	5	491
TOTALS	1,604			1,331	130,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	102.6000	116.96	155,674	2007	2007	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2009 Heated Area: 1176 HX Base Yr 2009



41 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,766
TOTAL MARKET OB/XF VALUE		1,712
TOTAL LAND VALUE - MARKET		20,400
TOTAL MARKET VALUE		152,878
SOH/AGL Deduction		71,164
ASSESSED VALUE		81,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,714
TOTAL JUST VALUE		152,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,362

5 YR PRCL CK, N/C
5 YR RPCL CH, PU XFOB LN 5, PU FNDN & FRME
ADD HX FOR 2009 PH#926-8921
PU XFOB#4; 5 YR PRCL CK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000210	MECH	0	04/27/2021
20061618	SFD - CO	0	10/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0283	10/28/2022	QC	U	I	11	10,000
GRANTOR: BRUCE VERNON						
GRANTEE: BRUCE MARY E & VERN						
0750/0014	3/27/2008	WD	Q	I		120,000
GRANTOR: COPPERHEAD CONSTRUCTI						
GRANTEE: BRUCE VERNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N8 W12 S8 E12$ W31 S8
FGR=[YR=2007] S21 E12 N21 W12$ E12 S16 FOP=[YR=2007] S5 E16
N5 W16$ E16 S5 E24 N29$.

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	30	10	300.00	SF	6.00	6.00	100	2007	2007	3	30	540	
2	0211	CONCRETE W	0	100	0	0	71.00	SF	6.00	6.00	100	2007	2007	3	30	128	
3	0955	PRIVACY FE	0	100	0	0	96.00	LF	15.00	15.00	100	2007	2007	3	40	576	
4	0955	PRIVACY FE	0	100	0	0	78.00	LF	15.00	15.00	100	2007	2007	3	40	468	
5	0605	PORT VINYL	0	100	7	7	49.00	SF	0.00	0.00	100	2008	2008	3	34	0	

LAND DESCRIPTION

TOTAL OB/XF 1,712

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

REVIEW DATE 09/25/2019 BY RTJT Total Acres: 0.11 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 09/10/2025 BY SYS