

WAKULLA GARDENS UNIT 5
 BLOCK 49 LOT 32 OR 73 P 369
 OR 87 P 890 OR 634 P 883

DODSON PATRICIA L
 95 CHICKAT TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09581-032

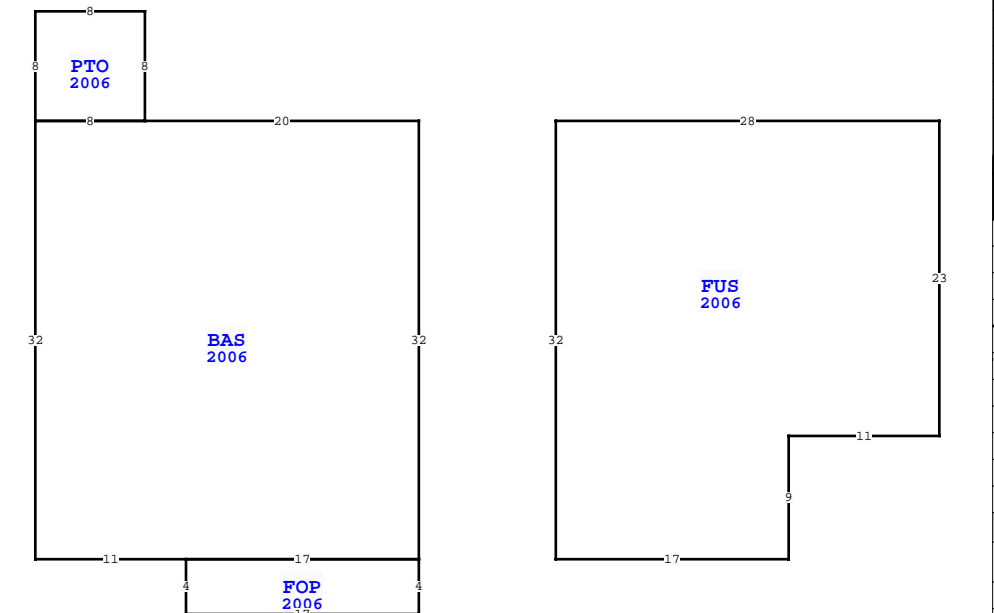
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

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%	- 2018		206,881	2006	2006	0	0	0	17.00	83.00
Heated Area: 1693 HX Base Yr 2018												

95 CHICKAT TRL, CRAWFORDVILLE

L	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	17	17	289.00	SF	6.00	6.00	100	2006	2006	3	27	468	
2	0211	CONCRETE W	0	100	2	5	10.00	SF	6.00	6.00	100	2006	2006	3	27	16	
3	0955	PRIVACY FE	0	100	0	0	166.00	LF	15.00	15.00	100	2006	2006	3	30	747	
4	0605	PORT VINYL	0	100	7	7	49.00	SF	0.00	0.00	100	2013	2013	3	57	0	
5	0060	DECK WOOD	0	100	10	12	120.00	SF	5.00	5.00	100	2013	2013	3	75	450	

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	896	100	2006	896	89,658
FOP	68	30	2006	20	2,001
FUS	797	100	2006	797	79,751
PTO	64	5	2006	3	300
TOTALS	1,825			1,716	171,711



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,711	
TOTAL MARKET OB/XF VALUE		1,681	
TOTAL LAND VALUE - MARKET		13,600	
TOTAL MARKET VALUE		186,992	
SOH/AGL Deduction		63,208	
ASSESSED VALUE		123,784	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		73,784	
TOTAL JUST VALUE		186,992	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,301	
5 YR PRCL CK N/C			
ADD HX FOR 2018			
ADD CHG PER TCO			
5 YR PRCL CH, PU XFOB LN 4-5, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006568	SFD - CO 9/14/6	0	03/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0457	6/23/2017	WD Q	Q	I	01	105,500
GRANTOR: BAKER MARK JAMES & BR						
GRANTEE: DODSON PATRICIA L						
0839/0082	11/05/2010	WD U	U	I	12	84,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BAKER MARK J & BRIG						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W20 PTO=[YR=2006] N8 W8 S8 E8\$ W8 S32 E11	
FOP=[YR=2006] S4 E17 N4 W17\$ E17 N32\$ PTR=[YR=2006] E10	
FUS=[YR=2006] S32 E17 N9 E11 N23 W28\$ W10\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 1,681																								
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			50.00	100.00	1.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	13,600							