WAKULLA GARDENS UNIT 5
BLOCK 53 LOT 54,55,56 & 57
OR 73 P 368 OR 317 P 106

KAEFER BRANDON ROBERT/KAEFER BRANDON ROBERT
44 HAIDA TRAIL
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09629-054

BUILDING CHARACTERISTICS

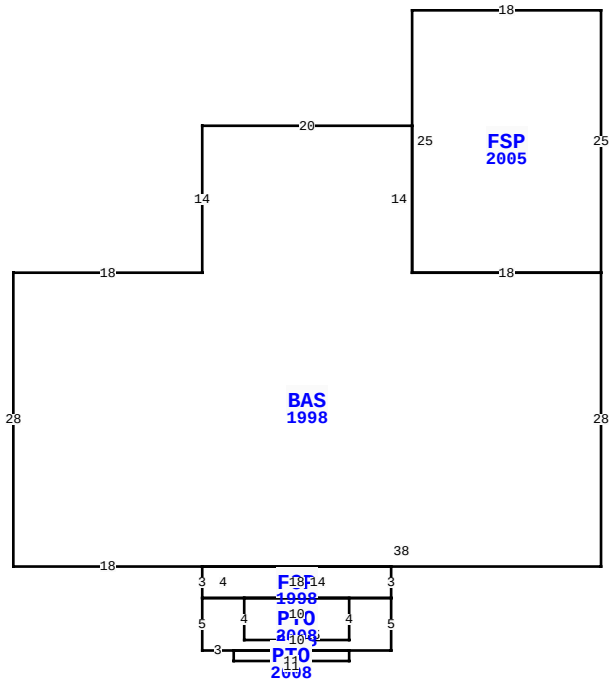
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	1,848	100	1998	1,848	157,852
DCK	90	10	2008	9	769
FOP	54	30	1998	16	1,367
FSP	450	55	2005	248	21,184
PTO	11	5	2008	1	86
PTO	40	5	2008	2	171
TOTALS	2,493			2,124	181,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	99.9000	113.89	241,902	1998	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 1848 HX Base Yr 2020



44 HAIDA TRL, CRAWFORDVILLE

BLD DATE	10/23/2019	RTJT	LGL DATE	03/09/2008	JBHC
XF DATE	10/23/2019	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		181,426
TOTAL MARKET OB/XF VALUE		22,564
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		244,790
SOH/AGL Deduction		61,269
ASSESSED VALUE		183,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,521
TOTAL JUST VALUE		244,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,926

FR PRMT CK, PU XFOB. CC 10/2021

ADD HX FOR 2020-KAEFER

5 YR PRCL CK, PU XFOB LN 8, DEL XFOB LN 10-11

AMENDED TRIM MAILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000136	SHED W ELECT-CC	0	03/19/2021
19000363	MECH-CO	0	03/26/2019
19000175	REROOF-CO	0	03/22/2019
023847	SFD	0	02/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0073	7/19/2019	WD	Q	I	01	187,500
GRANTOR: LAS HOLDINGS, LLC						
GRANTEE: KAEFER BRANDON ROBE						
1100/0851	2/19/2019	WD	Q	I	01	83,500
GRANTOR: GOLDEN STONE MUTUAL I						
GRANTEE: LAS HOLDINGS, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W18 S25 E18 BAS=[YR=1998] W18 N14 W20 S14 W18 S28 E18 FOP=[YR=1998] S3 DCK=[YR=2008] S5 E3 PTO=[YR=2008] S1 E11 N1 W11$ E15 N5 W18$ E4 PTO=[YR=2008] S4 E10 N4 W10$ E14 N3 W18$ E38 N28$ N25$.

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	82	19	1,558.00	SF	6.00	6.00	100	2000	2000	3	20	1,870	
2	0211	CONCRETE W	0	100	20	14	280.00	SF	6.00	6.00	100	2000	2000	3	20	336	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1998	1998	3	55	715	
4	0211	CONCRETE W	0	100	0	0	105.00	SF	6.00	6.00	100	2000	2000	3	20	126	
5	0210	CONCRETE D	0	100	72	9	648.00	SF	6.00	6.00	100	2005	2005	3	24	933	
6	0080	4' CHAINLI	0	100	0	0	365.00	LF	13.00	13.00	100	2005	2005	3	24	1,139	
7	0955	PRIVACY FE	0	100	0	0	199.00	LF	15.00	15.00	100	2005	2005	3	20	597	
8	0700	PORT BLDG	0	100	20	20	400.00	SF	8.00	8.00	100	2018	2018	3	90	2,880	
9	0055	PORTABLE C	0	100	20	30	600.00	SF	0.00	0.00	100	2020	2020	3	89	0	
10	0190	PREFAB MET	0	100	24	30	720.00	SF	20.00	20.00	100	2022	2022	3	97	13,968	

LAND DESCRIPTION

TOTAL OB/XF 22,564

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	3.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	40,800							

REVIEW DATE 04/28/2022 BY FRLA Total Acres: 0.11 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 04/22/2026 BY SYS