WAKULLA GARDENS UNIT 5
BLOCK 56 LOTS 12 & 13
OR 31 P 430 OR 426 P 237

CASCADE FUNDING MORTGAGE TRUST HB10
C/O PHH MORTGAGE CORPORATION, 1661 WORTHINGTON RD, STE 100
WEST PALM BEACH, FL 33409

2024

00-00-034-012-09648-000

BUILDING CHARACTERISTICS

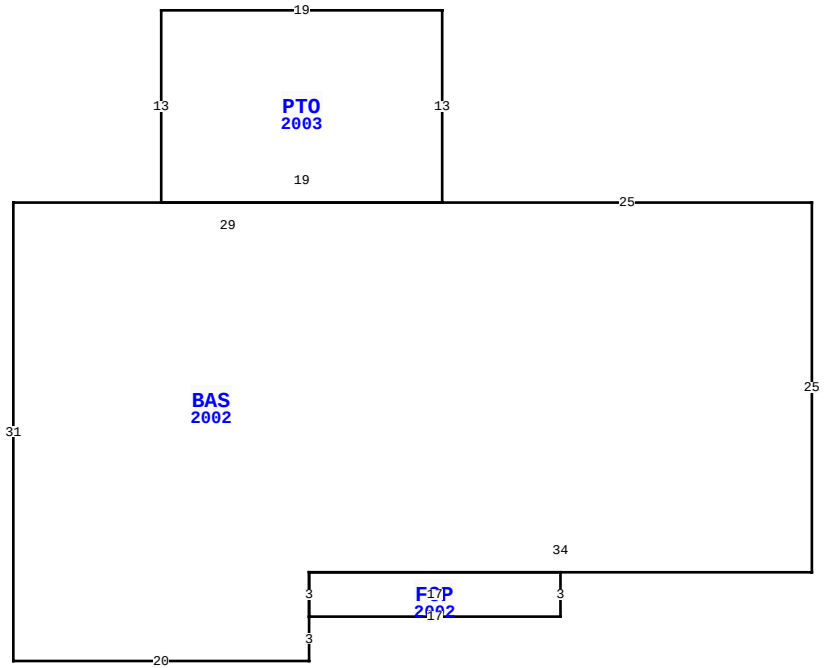
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,470	100	2002	1,470	128,684
FOP	51	30	2002	15	1,313
PTO	247	5	2003	12	1,051
TOTALS	1,768			1,497	131,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	97.2000	110.81	165,883	2002	2002	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1470 HX Base Yr



39 SUMMER BROOKE LN, CRAWFORDVILLE

BLD DATE	10/30/2019	RTLC	LGL DATE		
XF DATE	10/30/2019	RTLC	LAND DATE	03/09/2008	JBHC
INC DATE			AG DATE		

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	0	0	0	380.00	SF	6.00	6.00	100	2002	2002	3	20	456	
2	0211	CONCRETE W	0	0	0	0	65.00	SF	6.00	6.00	100	2002	2002	3	20	78	
3	0213	CONCRETE P	0	0	12	12	144.00	SF	6.00	6.00	100	2003	2003	3	100	864	
4	0213	CONCRETE P	0	0	8	8	64.00	SF	6.00	6.00	100	2003	2003	3	100	384	
5	0625	PORT WD UT	0	0	10	14	140.00	SF	6.00	6.00	100	2007	2007	3	30	252	
6	0940	OPEN SHED	0	0	5	10	50.00	SF	4.00	4.00	100	2007	2007	3	30	60	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,048
TOTAL MARKET OB/XF VALUE	2,094
TOTAL LAND VALUE - MARKET	27,200
TOTAL MARKET VALUE	160,342
SOH/AGL Deduction	2,154
ASSESSED VALUE	158,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,188
TOTAL JUST VALUE	160,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,807

2023 TRIM RETURNED COA
DC OR 1288 P 878 JOAN HOLDREN
GERALD HOLDREN DC OR 1234 P 347
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29036	SFD	0	05/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0112	9/06/2024	CT	U	I	18	100
GRANTOR: HOLDREN JOAN W ESTAT						
GRANTEE: CASCADE FUNDING MOR						
0452/0273	8/02/2002	WD	Q	I		88,000
GRANTOR: HARBIN MICHAEL V						
GRANTEE: HOLDREN GERALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 PTO=[YR=2003] N13 W19 S13 E19$ W29 S31 E20 N3 FOP=[YR=2002] E17 N3 W17 S3$ N3 E34 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,094

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	0			50.00	102.00	2.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	27,200							

REVIEW DATE 10/30/2019 BY RTLC Total Acres: 0.12 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 04/01/2026 BY SYS