

WALKERS MILL SUB  
 LOT 47 OR 841 P 280  
 OR 880 P 223 OR 877 P 142

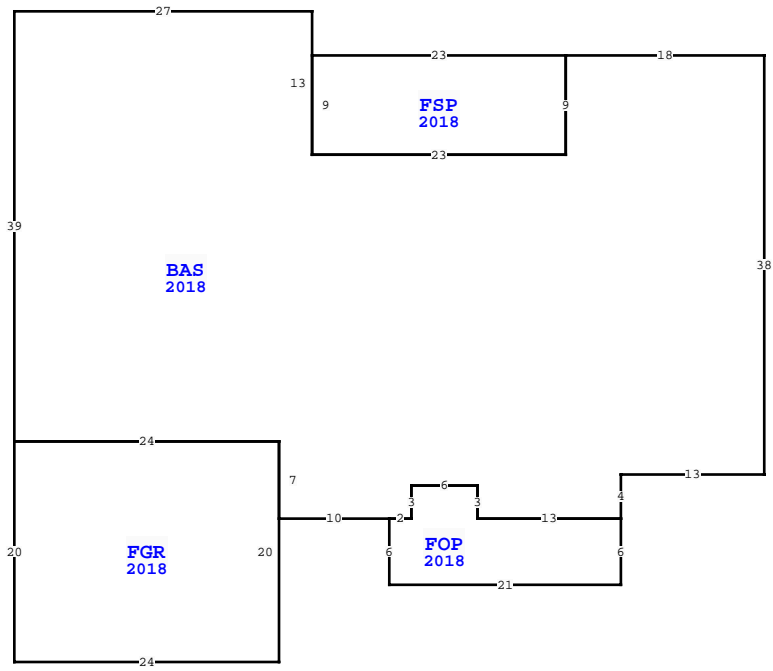
MATSON JAMES ROY/MATSON CYNTHIA ANNE  
 75 SAW MILL COURT  
 CRAWFORDVILLE, FL 32327-2899

**2024**

00-00-034-342-06609-047  


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		50	
Interior Floor	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		10	
NEIGHBORHOOD/LOC	342.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2018	2,519	301,692
FGR	480	50	2018	240	28,744
FOP	144	30	2018	43	5,150
FSP	207	55	2018	114	13,653
TOTALS	3,350			2,916	349,239

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,916	115.4000	126.07	367,620	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2022 Heated Area: 2519 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				349,239	
TOTAL MARKET OB/XF VALUE				23,242	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				422,481	
SOH/AGL Deduction				17,266	
ASSESSED VALUE				405,215	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				355,215	
TOTAL JUST VALUE				422,481	
NCON VALUE				2,896	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				408,017	
FR 5YR CK 1/3/23; PU EXW 10%; PU XFOBS					
21 PORT TO LEON - BLACK					
PRCL:0:1: 2021 SALE PRIVATE NO REALTOR					
REMOVED CONF PER OWNER SEE NOTES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18000181	SFD-CO	0	03/05/2018		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1202/0167	4/09/2021	WD Q	Q	I	01	399,300
GRANTOR: INGRAM-BLACK SARAH E						
GRANTEE: MATSON JAMES ROY &						
1133/0096	12/02/2019	WD Q	Q	I	01	368,000
GRANTOR: SANDAAL ANNE						
GRANTEE: INGRAM-BLACK SARAH						

EXTRA FEATURES																	
L N	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	0	0	2,438.00	SF	6.00	6.00	100	2018	2018	3	80	11,702	
2	0211	CONCRETE W	0	100	66	4	264.00	SF	6.00	6.00	100	2018	2018	3	80	1,267	
3	0955	PRIVACY FE	0	100	0	0	91.00	LF	15.00	15.00	100	2018	2018	3	95	1,297	
4	0100	6" CHAINLI	0	100	0	0	400.00	LF	19.00	19.00	100	2018	2018	3	80	6,080	
5	0955	PRIVACY FE	0	100	0	0	97.00	LF	15.00	15.00	100	2024	2021	AV	98	1,426	
6	0625	PORT WD UT	0	100	8	12	96.00	SF	0.00	0.00	100	2024	2021	AV	93	0	
7	0060	DECK WOOD	0	100	10	24	240.00	SF	5.00	5.00	100	2024	2021	AV	98	1,176	
8	0060	DECK WOOD	0	100	6	10	60.00	SF	5.00	5.00	100	2024	2021	AV	98	294	

TOTAL OB/XF												23,242					
BLD DATE	12/07/2018	FRSR	LGL DATE														
XF DATE	12/07/2018	FRSR	LAND DATE	12/07/2018	FRSR												
INC DATE			AG DATE														

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2018] W18 FSP=[YR=2018] W23 S9 E23 N9\$ S9 W23 N13 W27 S39 FGR=[YR=2018] S20 E24 N20 W24\$ E24 S7 E10 FOP=[YR=2018] S6 E21 N6 W13 N3 W6 S3 W2\$ E2 N3 E6 S3 E13 N4 E13 N38\$.											

LAND DESCRIPTION												TOTAL OB/XF												23,242					
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												