WAKULLA GARDENS
BLOCK 5 LOTS 51 & 52
OR 4 P 86 OR 347 P 77

FOSTER CHRISTOPHER JAMES
71 NAVAJO TRL
CRAWFORDVILLE, FL 32327

2024

00-00-035-008-06804-000

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	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	08	SHT VINYL 20
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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

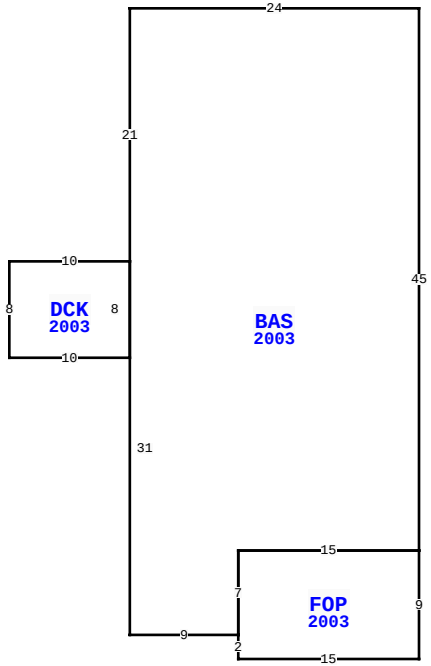
MAP NUM: 4 | MKT AREA: 10
NEIGHBORHOOD/LOC: 8.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,143	100	2003	1,143	112,670
DCK	80	10	2003	8	789
FOP	135	30	2003	40	3,943
TOTALS	1,358			1,191	117,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,191	98.8200	117.35	139,764	2003	2007	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2023 Heated Area: 1143 HX Base Yr 2023



71 NAVAJO TRL, CRAWFORDVILLE

BLD DATE	12/17/2018	RTSR	LGL DATE	03/19/2018	RTSR
XF DATE	12/17/2018	RTSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,402
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		134,302
SOH/AGL Deduction		10,102
ASSESSED VALUE		124,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,200
TOTAL JUST VALUE		134,302
NCON VALUE		2,224
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,423

PU XFOBS, CHG RVCR TO 13. INCR EYB 2003-2007 NEW R
OWNER AS OF 8/2/2022, BUT ATTEMPTED NOT KNOWN
2022 TRIM RETURNED TO SENDER - NEW
ADD HX FOR 2021-RICHARDSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000421	RE ROOF	0	03/27/2017
29754	SFR	0	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0531	7/29/2022	WD	Q	I	01	175,000
GRANTOR: RICHARDSON RYAN M						
GRANTEE: FOSTER CHRISTOPHER						
1195/0251	1/06/2021	QC	U	I	30	100
GRANTOR: FLOURNOY SUSAN WARREN						
GRANTEE: RICHARDSON RYAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S21 DCK=[YR=2003] W10 S8 E10 N8$ S31 E9
FOP=[YR=2003] S2 E15 N9 W15 S7$ N7 E15 N45$.

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	0700	PORT BLDG	0	100	12	8	96.00	SF	8.00	8.00	100	2017	2017	3	88	676	
5	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2024	2019	AV	85	2,040	
6	0211	CONCRETE W	0	100	12	3	36.00	SF	6.00	6.00	100	2024	2019	AV	85	184	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	000100	C	SFR	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/24/2023 BY JS Total Acres: 0.23 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 04/01/2026 BY SYS