WAKULLA GARDENS
BLOCK 6 LOT 43
OR 6 P 766 & OR 620 P 629

BAXTER DOUGLAS/WESCOAT CAILYN
85 COMANCHE TRL
CRAWFORDVILLE, FL 32327

2024

00-00-035-008-06856-000

BUILDING CHARACTERISTICS

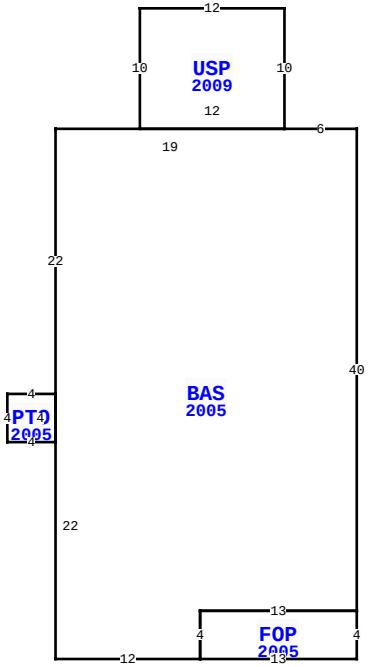
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	8.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	2005	1,048	101,946
FOP	52	30	2005	16	1,556
PTO	16	5	2005	1	98
USP	120	40	2009	48	4,669
TOTALS	1,236			1,113	108,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	99.9000	118.63	132,035	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2023 Heated Area: 1048 HX Base Yr



BLD DATE	03/25/2019	RTJT	LGL DATE		
XF DATE	03/25/2019	RTJT	LAND DATE	03/19/2018	RTJT
INC DATE			AG DATE		

85 COMANCHE TRL, CRAWFORDVILLE

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	25	16	400.00	SF	6.00	6.00	100	2005	2005	3	24	576	
2	0211	CONCRETE W	0	0	8	3	24.00	SF	6.00	6.00	100	2005	2005	3	24	35	
3	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2006	2006	3	66	422	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,269
TOTAL MARKET OB/XF VALUE	1,033
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	116,302
SOH/AGL Deduction	6,375
ASSESSED VALUE	109,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,927
TOTAL JUST VALUE	116,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,934

5 YR PRCL CH, N/C

5 YR PRCL CK, NC

DIMENS XFOB LN 2, CHG CODE XFOB LN 3

5 YR PRCL CH, PU FNDN & FRME, PU NEW TRAV, PU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051729	SFD	0	10/24/2005
2051729	SFD	0	10/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0442	2/10/2022	WD	Q	I	01	140,000
GRANTOR: IRWIN WILLIAM E & SAR						
GRANTEE: BAXTER DOUGLAS & WE						
0635/0138	12/22/2005	WD	Q	I		98,000
GRANTOR: SMITH PAUL M						
GRANTEE: IRWIN WILLIAM E & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 USP=[YR=2009] N10 W12 S10 E12$ W19 S22 PTO=[YR=2005] W4 S4 E4 N4$ S22 E12 FOP=[YR=2005] E13 N4 W13 S4$ N4 E13 N40$.

LAND DESCRIPTION

TOTAL OB/XF 1,033

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	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 03/29/2022 BY JSAK Total Acres: 0.11 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 04/22/2026 BY SYS