

WAKULLA GARDENS
 BLOCK 7 LOT 8 OR 17 P 634
 OR 410 P 596 OR 422 P 209

REAMS SARAH A/
 42 COMANCHE TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-035-008-06880-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	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
BAS	875	100	2001
DCK	80	10	2001
FOP	210	30	2001
TOTALS	1,165		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023									Heated Area: 875	HX Base Yr 2023

BLD DATE	03/25/2019	RTJT	LGL DATE	
XF DATE	03/25/2019	RTJT	LAND DATE	03/19/2018 RTJT
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		102,315				
TOTAL MARKET OB/XF VALUE		1,088				
TOTAL LAND VALUE - MARKET		7,000				
TOTAL MARKET VALUE		110,403				
SOH/AGL Deduction		12,809				
ASSESSED VALUE		97,594				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		47,594				
TOTAL JUST VALUE		110,403				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		94,751				
TEMP LIVING WITH MOTHER TAKING CARE OF HER						
HX APPROVED, HUSBAND'S ADDRESS IN LEON COUNTY						
INCR EYB 2011-2015 PRMT OB21-000177						
MC OR 1253 P 419						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000088	INTERIOR/EXTERIOR		08/19/2024			
21000177	RE-ROOF-CO	0	04/09/2021			
28000	SFD	0	07/20/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0879	4/23/2021	WD	Q	I	01	112,000
GRANTOR: SEYMOUR KRISTINA K						
GRANTEE: REAMS SARAH A						
1051/0481	8/08/2017	QC	U	I	11	100
GRANTOR: SEYMOUR ADAM J & KRIS						
GRANTEE: SEYMOUR KRISTINA K						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W2 DCK=[YR=2001] N8 W10 S8 E10\$ W33 S25						
FOP=[YR=2001] S6 E35 N6 W35\$ E35 N25\$.						

EXTRA FEATURES														42 COMANCHE TRL, CRAWFORDVILLE			
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	20	20	400.00	SF	6.00	6.00	100	2001	2001	3	20	480	
2	0211	CONCRETE W	0	100	0	0	144.00	SF	6.00	6.00	100	2001	2001	3	20	173	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2007	2007	3	68	435	
TOTAL OB/XF																1,088	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							