WAKULLA GARDENS
BLOCK 18 LOTS 61 & 62
OR 7 P 790 OR 589 P 793

CALLIGAN PHATORRIA
168 NEELEY RD
CRAWFORDVILLE, FL 32327

2024

00-00-035-008-07543-000

WAKULLA COUNTY PROPERTY

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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100

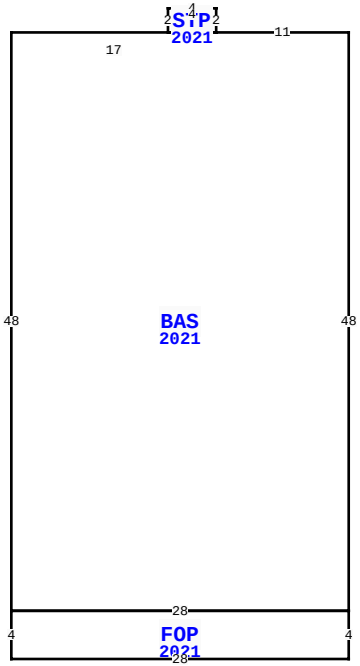
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	8.00	1.25/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2021	1,344	170,488
FOP	112	30	2021	34	4,313
STP	8	10	2021	1	126
TOTALS	1,464			1,379	174,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	109.0000	129.44	178,498	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1344 HX Base Yr 2024



168 NEELEY RD, CRAWFORDVILLE

BLD DATE	11/18/2021	FRLH	LGL DATE	
XF DATE	11/18/2021	FRLH	LAND DATE	03/19/2018 FRLH
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,928
TOTAL MARKET OB/XF VALUE		5,488
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		194,416
SOH/AGL Deduction		0
ASSESSED VALUE		194,416
TOTAL EXEMPTION VALUE	13 HX HB	194,416
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		194,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,267

ADDED HX AND 13 - RETRIMED
MAILING ADDR UPDATED PER 2022 HX APPLIC INFO
COMB LOT 61 07543-000
UNITY OF TITLE OR 996 P 760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000067	SFD-CO	0	01/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0461	5/15/2023	WD	Q	I	01	236,400
GRANTOR: HYATT FRED ALLEN						
GRANTEE: CALLIGAN PHATORRIA						
1177/0787	11/06/2020	WD	Q	V	05	20,000
GRANTOR: HARRIS DEWITT F & VAL						
GRANTEE: HYATT FRED ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 STP=[YR=2021] N2 W4 S2 E4$ W17 S48
FOP=[YR=2021] S4 E28 N4 W28$ E28 N48$.

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	100	36	20	720.00	SF	6.00	6.00	100	2021	2021	3	93	4,018	
2	0955	PRIVACY FE	0	100	0	0	100.00	LF	15.00	15.00	100	2021	2021	3	98	1,470	

LAND DESCRIPTION

TOTAL OB/XF 5,488

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			100.00	100.00	2.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	14,000							

REVIEW DATE 11/18/2021 BY FRLH Total Acres: 0.23 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 04/01/2026 BY SYS