

HERON CREEK LOT 6
 OR 949 P 197 OR 955 P 120
 OR 1262 P 92

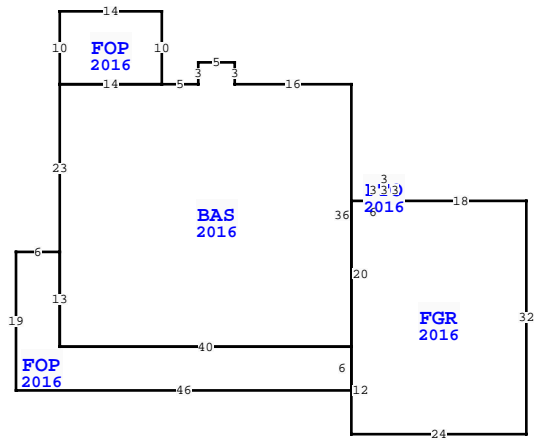
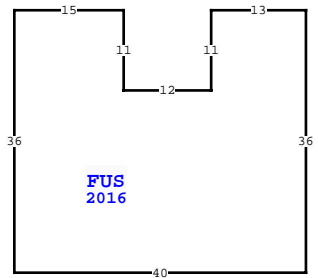
HUNTER DENNA LAVIER/HUNTER TRA LEE
 40 CASSEAUX RD
 CRAWFORDVILLE, FL 32327

2024

00-00-037-374-09728-L06

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

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%	- 2016		376,882	2015	2015	0	0	0	8.00	92.00	
Heated Area: 2763 HX Base Yr 2016													



Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	2016	1,455	153,109
FGR	768	50	2016	384	40,408
FOP	140	30	2016	42	4,420
FOP	354	30	2016	106	11,154
FUS	1,308	100	2016	1,308	137,640
PTO	9	5	2016	0	0
TOTALS	4,034			3,295	346,731

40 CASSEAUX RD, CRAWFORDVILLE

BLD DATE	01/06/2016	FRSR	LGL DATE	
XF DATE	01/06/2016	FRSR	LAND DATE	01/06/2016
INC DATE			AG DATE	

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	1,352.00	SF	6.00	6.00	100	2015	2015	3	67	5,435	
2	0211	CONCRETE W	0	100	67	4	268.00	SF	6.00	6.00	100	2015	2015	3	67	1,077	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2015	2015	3	84	1,092	

TOTAL OB/XF 7,604

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005920	A	TIMB/PAST	0			0.00	0.00	9.62	AC		1.00	1.00	1.00	325.00	325.00	3,126							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				346,731	
TOTAL MARKET OB/XF VALUE				7,604	
TOTAL LAND VALUE - MARKET				87,150	
TOTAL MARKET VALUE				372,461	
SOH/AGL Deduction				41,546	
ASSESSED VALUE				330,915	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				280,915	
TOTAL JUST VALUE				441,485	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				373,617	
2022 AG RENEWAL RECE					
2021 AG RENEW W/O RETURN CARD					
ADD MKPR TO LAND LINE					
TO REFLECT AG					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
15000377	SFD-CO	0	06/08/2015		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0092	12/13/2021	QC	U	V	11	100
GRANTOR: TRICQUET BRITTANY						
GRANTEE: HUNTER DENNA LAVIER						
0955/0120	11/07/2014	QC	U	V	11	100
GRANTOR: TRICQUET BRITTANY						
GRANTEE: HUNTER DENNA LAVIER						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W16 N3 W5 S3 W5 FOP=[YR=2016] N10 W14 S10 E14\$ W14 PTR=W20 FUS=[YR=2016] S36 W40 N36 E15 S11 E12 N11 E13\$ E20\$ S23 FOP=[YR=2016] W6 S19 E46 N6 W40 N13\$ S13 E40 FGR=[YR=2016] S12 E24 N32 W18 PTO=[YR=2016] N3 W3 S3 E3\$ W6 S20\$ N36\$.									