

BROOKHAVEN LOT 3  
OR 1080 P 481  
OR 1187 P 458

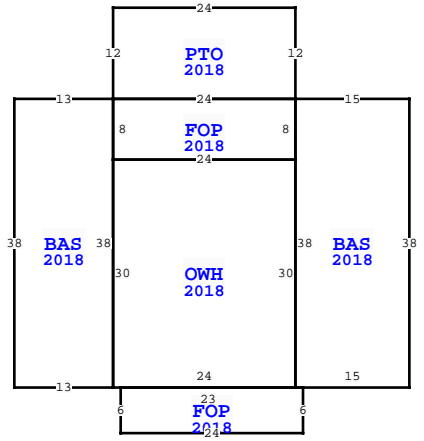
GILBERT DONALD THOMAS/CHRISTIAN NIKKI SHEA  
1817 WAKULLA ARRAN RD  
CRAWFORDVILLE, FL 32327

2024

00-00-037-393-09723-I.03

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 50
Exterior Wall	11	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 10

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%	- 2021									
				Heated Area: 1784				HX Base Yr 2021				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		294,408	
TOTAL MARKET OB/XF VALUE		36,473	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		380,881	
SOH/AGL Deduction		21,119	
ASSESSED VALUE		359,762	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		309,762	
TOTAL JUST VALUE		380,881	
NCON VALUE		43,430	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,363	
PU NCON BLDG 2; 12-01-2023			
5YR CK NC FR			
ADD HX FOR 2021-GILBERT			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000134	SFD-CO	0	02/14/2018
B23-000930	WORKSHOP-CC		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	2018	494	63,614
BAS	570	100	2018	570	73,401
FOP	144	30	2018	43	5,538
FOP	192	30	2018	58	7,469
OWH	720	100	2018	720	92,716
PTO	288	5	2018	14	1,803
UST	112	45	2018	50	6,439
TOTALS	2,520			1,949	250,978

BLD DATE	11/09/2018	FRJTD	LGL DATE	
XF DATE	11/09/2018	FRJTD	LAND DATE	11/09/2018
INC DATE			AG DATE	
1817 WAKULLA ARRAN RD, CRAWFORDVILLE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000134	SFD-CO	0	02/14/2018
B23-000930	WORKSHOP-CC		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0458	12/31/2020	WD Q	Q	I	01	326,000
GRANTOR: MCIVER CLIFTON A & JO						
GRANTEE: GILBERT DONALD THOM						
1080/0481	7/23/2018	WD Q	Q	I	01	273,800
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: MCIVER CLIFTON A &						

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	130	12	1,560.00	SF	7.20	7.20	100	2018	2018	3	80	8,986	
2	0210	CONCRETE D	0	100	0	0	1,560.00	SF	7.20	7.20	100	2018	2018	3	80	8,986	
3	0210	CONCRETE D	0	100	11	48	528.00	SF	7.20	7.20	100	2018	2018	3	80	3,041	
4	0211	CONCRETE W	0	100	46	4	184.00	SF	7.20	7.20	100	2018	2018	3	80	1,060	
5	0211	CONCRETE W	0	100	25	4	100.00	SF	7.20	7.20	100	2018	2018	3	80	576	
6	0025	BARN, POLE	0	100	48	24	1,152.00	SF	15.00	15.00	100	2018	2018	3	80	13,824	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2018] W15 PTO=[YR=2018] N12 W24 S12 E24\$												
FOP=[YR=2018] W24 S8 E24 N8 \$ S38 FOP=[YR=2018] W23 S6 E24 N6												
W1 \$ OWH=[YR=2018] N30 W24 S30 BAS=[YR=2018] N38 W13 S38												
E13\$ E24\$ E15 N38\$ PTR=E60 UST=[YR=2018] E7 N16 W7 S16\$ W60\$.												

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	50
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		N/A	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	393.00	1.20/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2023
UCP	480	20	2023
UCP	480	20	2023
TOTALS	2,160		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2024		Heated Area: 1200					HX Base Yr 2021	
TOTALS											

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
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TOTAL MARKET VALUE				380,881		
SOH/AGL Deduction				21,119		
ASSESSED VALUE				359,762		
TOTAL EXEMPTION VALUE	HX HB			50,000		
BASE TAXABLE VALUE				309,762		
TOTAL JUST VALUE				380,881		
NCON VALUE				43,430		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				327,363		
/MCIVER 2019						
ADDE HX/PORTED FROM 10187-085/2018 VALUES						
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-6						
TO CREATE NEW SUB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0458	12/31/2020	WD	Q	I	01	326,000
GRANTOR: MCIVER CLIFTON A & JO						
GRANTEE: GILBERT DONALD THOM						
1080/0481	7/23/2018	WD	Q	I	01	273,800
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: MCIVER CLIFTON A &						
BUILDING NOTES						
BUILDING DIMENSIONS						
UCP=[YR=2023;ORIG=10,10] S40 E12 N40 W12 \$						
BAS=[YR=2023;ORIG=22,10] E30 S40 W30 N40 \$						
UCP=[YR=2023;ORIG=52,10] E12 S40 W12 N40 \$						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV