

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		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		43,430	2023	2023	0	0	0.00	100.00
				Heated Area: 1200			HX Base Yr 2021				
TOTALS	2,160			1,392	43,430						

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
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	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 / 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 &					
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	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