

WAKULLA GARDENS UNIT 3
 BLK 26 LOT 4
 OR 13 P 766 & OR 24 O 400

FLETCHER TERRENCE D/SPOUSE
 130 MOHAVE ROAD
 CRAWFORDVILLE, FL 32327

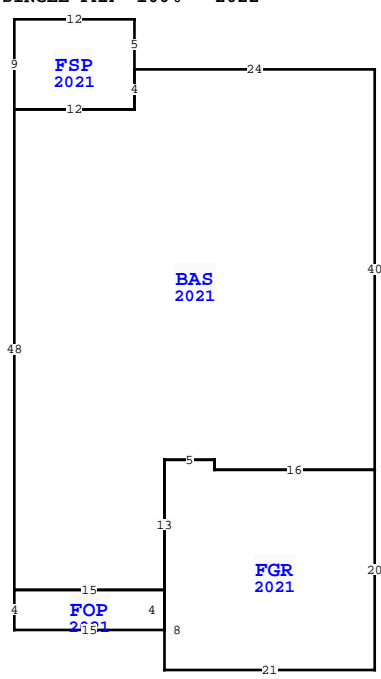
2024

00-00-043-010-09033-004



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
20	FACE BRICK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
03	FORCED AIR 100				
03	CENTRAL 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
10.00	NEIGHBORHOOD/LOC	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	2021	1,567	178,198
FGR	425	50	2021	212	24,108
FOP	60	30	2021	18	2,047
FSP	108	55	2021	59	6,709
TOTALS	2,160			1,856	211,063

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,856	101.7900	116.04	215,370	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 1567 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 1		
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		211,063			
TOTAL MARKET OB/XF VALUE		3,973			
TOTAL LAND VALUE - MARKET		7,650			
TOTAL MARKET VALUE		222,686			
SOH/AGL Deduction		37,333			
ASSESSED VALUE		185,353			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		135,353			
TOTAL JUST VALUE		222,686			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		189,922			
PU SFD; XFOB PWR 1-12-21; CO 02/09/2021					
ADDRESS ADDED PER PERMIT					
S/O LOT 4 FROM PRCL 09033-000					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000214	SFD-CO	0	10/30/2020		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST U /	V I /	RSN CD	SALE PRICE
1195/0559	3/03/2021	WD Q	Q I	01	191,000
GRANTOR: NELSON LANDING CORP					
GRANTEE: FLETCHER TERRENCE D					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2021] W24 FSP=[YR=2021] N5 W12 S9 E12 N4\$ S4 W12 S48 FOP=[YR=2021] S4 E15 N4 W15\$ E15 FGR=[YR=2021] S8 E21 N20 W16 N1 W5 S13\$ N13 E5 S1 E16 N40\$.					

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	42 16	672.00	SF	6.00	6.00	100	2021	2021	3	93	3,750	
2	0211	CONCRETE W	0 100	10 4	40.00	SF	6.00	6.00	100	2021	2021	3	93	223	

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
1	000100	C	SFR	100			60.00	120.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							