WAKULLA GARDENS UNIT 3
BLOCK 30 LOT 26
OR 17 P 503 OR 162 P 203

ROLLINS NICOLE L
20 SQUAW RD
CRAWFORDVILLE, FL 32327

2024

00-00-043-010-09123-002

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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	06	Trey/Crown 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

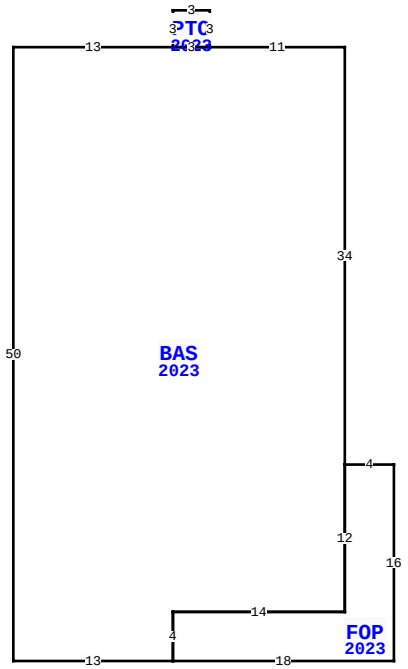
MAP NUM: 4 | MKT AREA: 10
NEIGHBORHOOD/LOC: 10.00 1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	2023	1,294	159,913
FOP	120	30	2023	36	4,449
PTO	9	5	2023	0	0
TOTALS	1,423			1,330	164,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	108.4000	123.58	164,361	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 1294 HX Base Yr 2024



20 SQUAW RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	20	20	400.00	SF	6.00	6.00	100	2024	2023	AV	100	2,400	
2	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2024	2023	AV	100	96	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,361
TOTAL MARKET OB/XF VALUE		2,496
TOTAL LAND VALUE - MARKET		7,650
TOTAL MARKET VALUE		174,507
SOH/AGL Deduction		0
ASSESSED VALUE		174,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,507
TOTAL JUST VALUE		174,507
NCON VALUE		166,857
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,000

FR PU NCON & XFOBS 12-21-2023
FLYNN PU 12/21/23, GAVE TO FRONT TO KEY
2023 TRM RTND, UTF
5 YR PRCL CK NC FR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000034	SFD-CO		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0489	10/26/2023	WD	Q	I	01	225,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: ROLLINS NICOLE L						
1257/0705	3/09/2022	WD	Q	V	01	32,000
GRANTOR: POLITIS STRAVROS						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E13 E3 E11 S34 S12 W14 S4 W13 N50 $
PTO=[YR=2023;ORIG=53,7] E3 S3 W3 N3 $
FOP=[YR=2023;ORIG=53,60] E18 N16 W4 S12 W14 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,496

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							

REVIEW DATE 12/21/2023 BY Lwillis Total Acres: 0.16 Total Land Value: 7,650 Market: 0 Agricultural: 0 Common: 7,650 PRINTED 05/06/2026 BY SYS