

LOT 2 SUMMERFIELD PH 1
 PB 6 P 31
 OR 1258 P 786 OR 1301 P 191

JEFFERY JUNE M ALDRICH TRUSTEE/OF THE JUNE M ALDRI
 80 ARDEN RD
 CRAWFORDVILLE, FL 32327

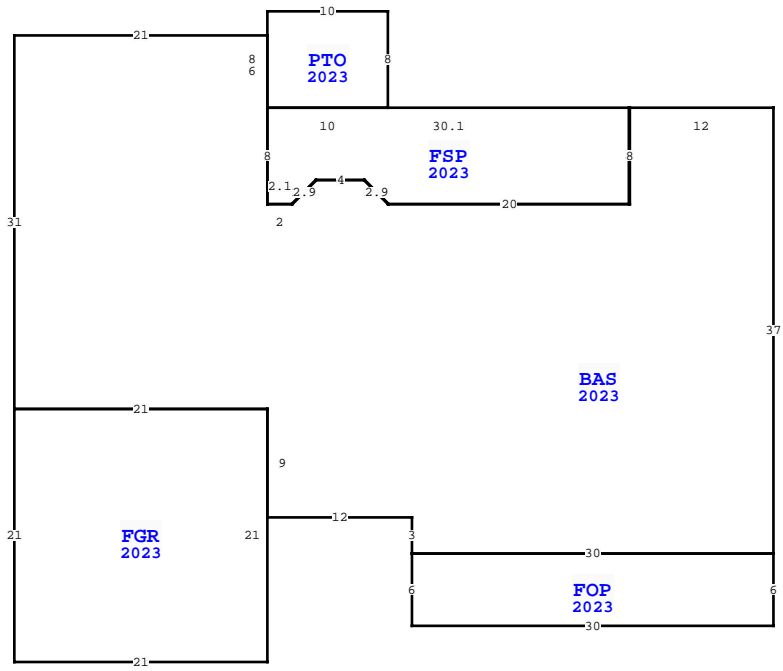
2024

00-00-055-422-19932-002



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
08	8 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	100				
2	100				
1.	1. 100				
1	1 100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	10			
422.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	2023	1,941	207,998
FGR	441	50	2023	220	23,575
FOP	180	30	2023	54	5,787
FSP	229	55	2023	126	13,502
PTO	80	5	2023	4	429
TOTALS	2,871			2,345	251,290

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%	- 2024								
				Heated Area: 1941							
					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		251,290		
TOTAL MARKET OB/XF VALUE		10,500		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		321,790		
SOH/AGL Deduction		126,579		
ASSESSED VALUE		195,211		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		145,211		
TOTAL JUST VALUE		321,790		
NCON VALUE		261,790		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		50,000		
MM PU NCON, XFOBS 02-10-2023 LA 12/23				
MAILED LETTER RQSTNG, PORT APP & TRUST				
5YR PRCL CK NC				
LOT 2 SUMMERFIELD PH 1 S/O FROM 09932-000				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22000540	SFD-CO	0	06/28/2022	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1301/0191	2/14/2023	WD Q	I 01	357,000
GRANTOR: PRECISION HOME BULDE				
GRANTEE: JEFFERY JUNE M ALDR				
1258/0786	3/23/2022	WD Q	V 01	60,000
GRANTOR: CAJER POSEY LLC				
GRANTEE: PRECISION HOME BUIL				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2023;ORIG=-51,-24] S6 S8 E2 U2R2 E4 D2R2 E20 N8 E12 S37 W30 N3 W12 N9 W21 N31 E21 \$				
FSP=[YR=2023;ORIG=-51,-18] S8 E2.1 U2R2 E4 D2R2 E20 N8 W30.1 \$				
PTO=[YR=2023;ORIG=-51,-18] N8 E10 S8 W10 \$				
FGR=[YR=2023;ORIG=-72,7] E21 S21 W21 N21 \$				
FOP=[YR=2023;ORIG=-39,19] E30 S6 W30 N6 \$				

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	58	16		928.00	6.00	100	2024	2023	AV	100	5,568
2	0211	CONCRETE W	0	100	33	4		132.00	SF 6.00	100	2024	2023	AV	100	792
3	0955	PRIVACY FE	0	100	0	0		276.00	LF 15.00	100	2024	2023	AV	100	4,140

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							