

THE GROVE SUBDV LOT 7
 OR 505 P 864/878 OR 526 P 327
 OR 542 P 892 OR 624 P 703

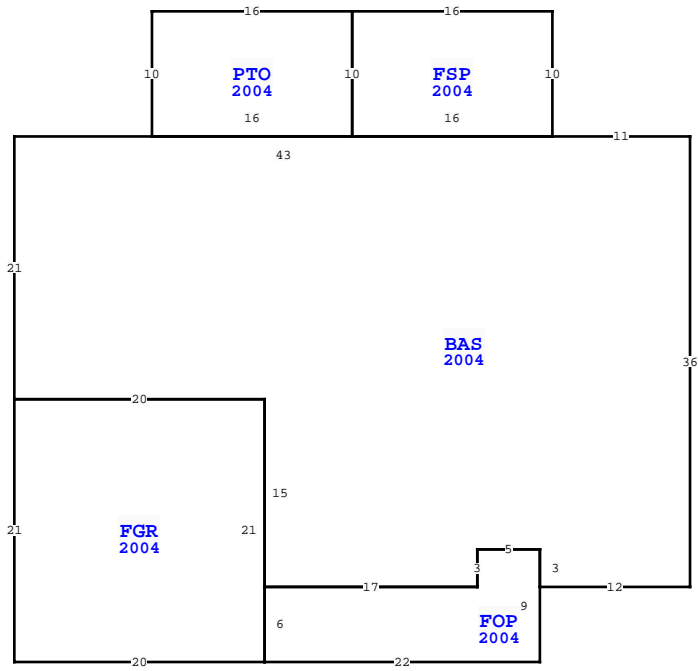
CELUSKA JACQUELINE L
 525 EAST IVAN RD
 CRAWFORDVILLE, FL 32327

2024

00-00-056-295-09944-A07

| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|---------------|--------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 05 | HARDIE | BRD | 90 | |
| Exterior Wall | 19 | COMMON | BRK | 10 | |
| Roof Structur | 03 | GABLE/HIP | | 100 | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | | 100 | |
| Interior Floo | 07 | VYL | PLANK | 50 | |
| Interior Floo | 11 | CLAY | TILE | 50 | |
| 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 | 2 | MKT AREA | | 01 | |
| NEIGHBORHOOD/LOC | 295.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,629 | 100 | 2004 | 1,629 | 150,673 |
| FGR | 420 | 50 | 2004 | 210 | 19,424 |
| FOP | 147 | 30 | 2004 | 44 | 4,069 |
| FSP | 160 | 55 | 2004 | 88 | 8,140 |
| PTO | 160 | 5 | 2004 | 8 | 740 |
| TOTALS | 2,516 | | | 1,979 | 183,045 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,979 | 120.2000 | 114.19 | 225,982 | 2004 | 2004 | 0 | 0 | 19.00 | 81.00 |
| 1 SINGLE FAM 100% - 2009 Heated Area: 1629 HX Base Yr 2009 | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|--|--------------|-----------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 183,045 | |
| TOTAL MARKET OB/XF VALUE | | 7,794 | |
| TOTAL LAND VALUE - MARKET | | 50,000 | |
| TOTAL MARKET VALUE | | 240,839 | |
| SOH/AGL Deduction | | 107,843 | |
| ASSESSED VALUE | | 132,996 | |
| TOTAL EXEMPTION VALUE | | HX HB WX 55,000 | |
| BASE TAXABLE VALUE | | 77,996 | |
| TOTAL JUST VALUE | | 240,839 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 244,124 | |
| JX 5 YR CK, CH FLR. | | | |
| ADD WX FOR 2021-CELUSKA | | | |
| DONALD W CELUSKA DOD 7-14-2017 OR 1060 P 413 | | | |
| 5 YR PRCL CH, N/C | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| OBN24-00045 | GENERATOR | | 09/13/2024 |
| OB21-000063 | PLUMB | 0 | 03/30/2021 |
| 17000581 | REROOF-CO | 0 | 04/26/2017 |
| 2011528 | LAWN STORAGE | 0 | 08/02/2011 |
| 31966 | SFR | 0 | 06/17/2004 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0736/0602 | 11/30/2007 | WD | Q | I | | 267,500 |
| GRANTOR: CAZESSUS MIKE & BREND | | | | | | |
| GRANTEE: CELUSKA DONALD W. & | | | | | | |
| 0624/0703 | 10/31/2005 | WD | Q | I | | 264,300 |
| GRANTOR: WAKULLA BUILDERS INC | | | | | | |
| GRANTEE: CAZESSUS MIKE & BRE | | | | | | |

| 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 | 0 | 0 | 2,138.00 | SF | 6.00 | 6.00 | 100 | 2004 | 2004 | 3 | 23 | 2,950 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 68 | 3 | 204.00 | SF | 6.00 | 6.00 | 100 | 2004 | 2004 | 3 | 23 | 282 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 532.00 | LF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 40 | 3,192 | |
| 4 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2004 | 2004 | 3 | 62 | 806 | |
| 5 | 0625 | PORT WD UT | 0 | 100 | 10 | 20 | 200.00 | SF | 6.00 | 6.00 | 100 | 2011 | 2011 | 3 | 47 | 564 | |

| BUILDING NOTES | | | |
|---|--|--|--|
| BLD DATE 10/12/2017 RTRT LGL DATE 10/12/2017 RTRT | | | |
| XF DATE 10/12/2017 RTRT LAND DATE 10/12/2017 RTRT | | | |
| INC DATE AG DATE | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS=[YR=2004] W11 FSP=[YR=2004] N10 W16 PTO=[YR=2004] W16 S10 E16 N10\$ S10 E16\$ W43 S21 FGR=[YR=2004] S21 E20 FOP=[YR=2004] E22 N9 W5 S3 W17 S6\$ N21 W20\$ E20 S15 E17 N3 E5 S3 E12 N36\$. | | | |

| 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 | | | 206.00 | 423.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |