GARDENS OF SARALAN PHASE II
BLOCK A LOT 39
OR 1093 P 604 OR 1278 P 447

COBB SYBIL
93 ARBOR VIEW DR
CRAWFORDVILLE, FL 32327

2024

00-00-057-387-09960-A39

BUILDING CHARACTERISTICS

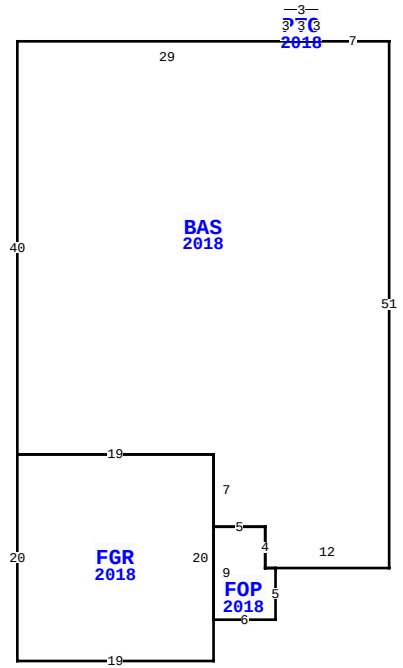
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	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 10
NEIGHBORHOOD/LOC	350.00	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	2018	1,607	184,267
FGR	380	50	2018	190	21,786
FOP	50	30	2018	15	1,720
PTO	9	5	2018	0	0
TOTALS	2,046			1,812	207,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	115.5000	120.70	218,708	2018	2018	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 0 Heated Area: 1607 HX Base Yr



93 ARBOR VIEW DR, CRAWFORDVILLE

BLD DATE	12/18/2018	FRSR	LGL DATE	06/07/2021	TB
XF DATE	12/18/2019	FRSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	207,773
TOTAL MARKET OB/XF VALUE	7,011
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	264,784
SOH/AGL Deduction	8,607
ASSESSED VALUE	256,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,177
TOTAL JUST VALUE	264,784
NCON VALUE	2,801
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,342

2024 TRIM RTS - TEMP AWAY
FR 5YR CK; PU XFOBS LH
2023 TRM RTND, TEMP AWAY
COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001378	SFD-CO	0	10/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0296	9/20/2024	WD	Q	I	01	315,000
GRANTOR: ALLENMANG FAMILY REV						
GRANTEE: COBB SYBIL						
1278/0447	8/09/2022	TD	U	V	30	100
GRANTOR: ALLEMANG TERRENCE L						
GRANTEE: ALLEMANG TERRENCE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W7 PTO=[YR=2018] N3 W3 S3 E3 $ W29 S40
FGR=[YR=2018] S20 E19 N20 W19$ E19 S7 FOP=[YR=2018] S9 E6 N5 W1 N4 W5$ E5 S4 E12 N51$.

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	0	0	0	832.00	SF	6.00	6.00	100	2018	2018	3	80	3,994	
2	0211	CONCRETE W	0	0	9	5	45.00	SF	6.00	6.00	100	2018	2018	3	80	216	
3	0625	PORT WD UT	0	0	8	10	80.00	SF	0.00	0.00	100	2024	2022	AV	97	0	
4	0956	PRIVACY FE	0	0	0	0	152.00	LF	19.00	19.00	100	2024	2022	AV	97	2,801	

LAND DESCRIPTION

TOTAL OB/XF 7,011

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY FRLH Total Acres: 0.30 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/24/2026 BY SYS