GARDENS OF SARALAN PHASE II
BLOCK A LOT 48
OR 1036 P 313 OR 1107 P 449

EMMETT TROY W/EMMETT FAITH EVELYN
70 ARBOR VIEW
CRAWFORDVILLE, FL 32327

2024

00-00-057-387-09960-A48

BUILDING CHARACTERISTICS

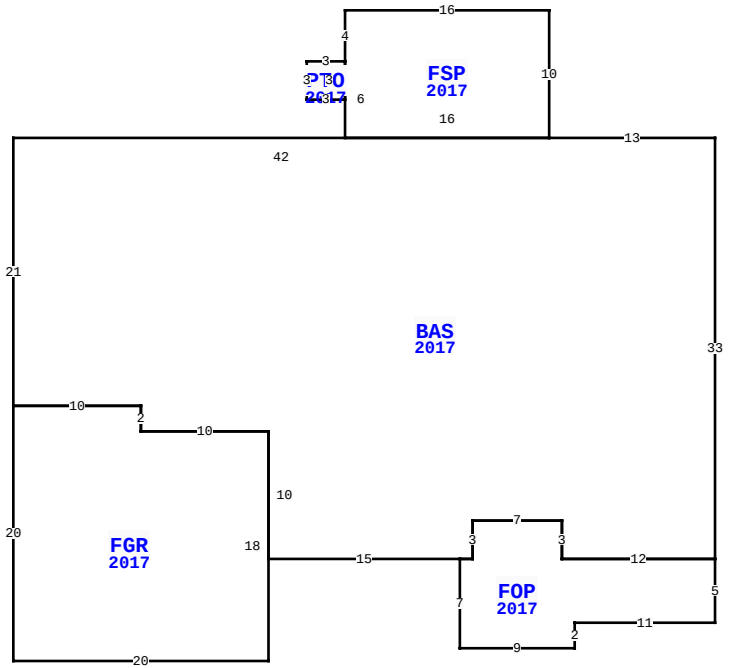
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	1,574	100	2017	1,574	180,122
FGR	380	50	2017	190	21,743
FOP	139	30	2017	42	4,806
FSP	160	55	2017	88	10,070
PTO	9	5	2017	0	0
TOTALS	2,262			1,894	216,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,894	116.5000	121.74	230,576	2017	2017	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1574 HX Base Yr 2020



70 ARBOR VIEW DR, CRAWFORDVILLE

BLD DATE	05/30/2017	FRSR	LGL DATE	06/07/2021	TB
XF DATE	05/30/2017	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	216,741
TOTAL MARKET OB/XF VALUE	7,278
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	274,019
SOH/AGL Deduction	57,703
ASSESSED VALUE	216,316
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	166,316
TOTAL JUST VALUE	274,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,798

FR 5 YR CK, PU XFOB

2020 HX APPLIED EMMETT

5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-2

NEW SUB CREATED FROM PRNT PRCL 000-09960-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000097	SFD-CO	0	01/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0449	4/16/2019	WD	Q	I	01	208,000
GRANTOR: FOWLER MATTHEW J & LO						
GRANTEE: EMMETT TROY W & FAI						
1036/0313	5/24/2017	WD	Q	I	01	185,800
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: FOWLER MATTHEW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FSP=[YR=2017] N10 W16 S4 PTO=[YR=2017] W3 S3 E3 N3$ S6 E16$ W42 S21 FGR=[YR=2017] S20 E20 N18 W10 N2 W10$ E10 S2 E10 S10 E15 FOP=[YR=2017] S7 E9 N2 E11 N5 W12 N3 W7 S3 W1$ E1 N3 E7 S3 E12 N33$.

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	0	0	1,380.00	SF	6.00	6.00	100	2017	2017	3	76	6,293	
2	0211	CONCRETE W	0	100	54	4	216.00	SF	6.00	6.00	100	2017	2017	3	76	985	
3	0625	PORT WD UT	0	100	10	12	120.00	SF	0.00	0.00	100	2021	2021	3	93	0	

LAND DESCRIPTION

TOTAL OB/XF 7,278

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	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2022 BY FRLA Total Acres: 0.29 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/24/2026 BY SYS