GARDENS OF SARALAN PHASE II
BLOCK C LOT 7
OR 1089 P 402

DUONG HUYEN THI
11040 BUCKNER LN
JACKSONVILLE, FL 32222

**2024**

**00-00-057-387-09960-C07**

## BUILDING CHARACTERISTICS

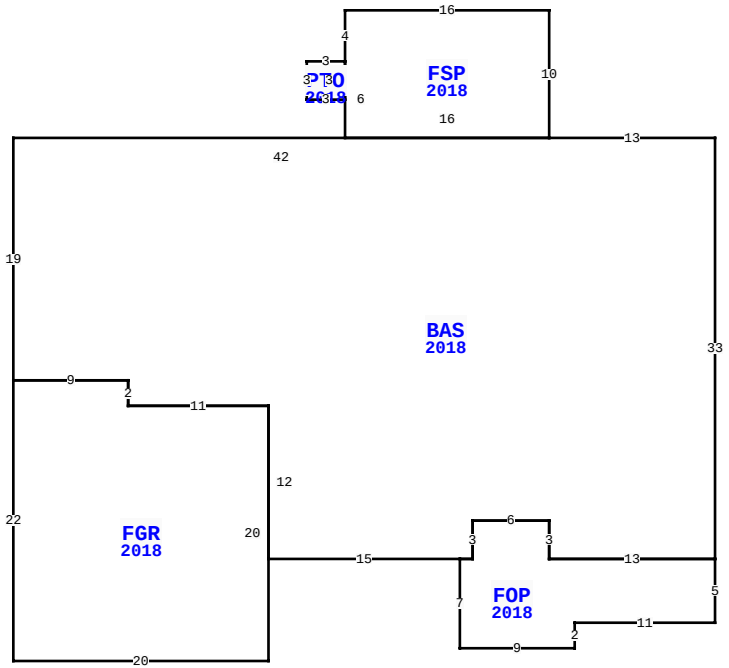
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| 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 | 1,539 | 100 | 2018 | 1,539 | 177,990 |
| FGR | 418 | 50 | 2018 | 209 | 24,172 |
| FOP | 136 | 30 | 2018 | 41 | 4,741 |
| FSP | 160 | 55 | 2018 | 88 | 10,177 |
| PTO | 9 | 5 | 2018 | 0 | 0 |
| TOTALS | 2,262 | | | 1,877 | 217,081 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,877 | 116.5000 | 121.74 | 228,506 | 2018 | 2018 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1539 HX Base Yr 2019




37 GARLAND CIR, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/25/2019 | FRSR | LGL DATE | | |
| XF DATE | 02/25/2019 | FRSR | LAND DATE | 06/07/2021 | TB |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 217,081 |
| TOTAL MARKET OB/XF VALUE | | 4,858 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 271,939 |
| SOH/AGL Deduction | | 74,229 |
| ASSESSED VALUE | | 197,710 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 147,710 |
| TOTAL JUST VALUE | | 271,939 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,588 |

H5 DUE TO COA PER NCOA REPORT
ADD HX FOR 2019-DUONG
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2
RETURNED BY MARCH 1, 2019.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000005 | SFD-CO | 0 | 04/04/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1089/0402 | 10/23/2018 | WD | Q | I | 01 | 204,900 |

GRANTOR: PAFFORD PROPERTIES &
GRANTEE: DUONG HUYEN THI

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W13 FSP=[YR=2018] N10 W16 S4 PTO=[YR=2018] W3 S3 E3 N3$ S6 E16$ W42 S19 FGR=[YR=2018] S22 E20 N20 W11 N2 W9$ E9 S2 E11 S12 E15 FOP=[YR=2018] S7 E9 N2 E11 N5 W13 N3 W6 S3 W1$ E1 N3 E6 S3 E13 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 | 900.00 | SF | 6.00 | 6.00 | 100 | 2018 | 2018 | 3 | 80 | 4,320 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 28 | 4 | 112.00 | SF | 6.00 | 6.00 | 100 | 2018 | 2018 | 3 | 80 | 538 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,858

| 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 02/25/2019 BY FRSR Total Acres: 0.32 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/01/2026 BY SYS