EASTGATE SUB LOT 19
OR 630 P 290 & 308
OR 725 P 64 OR 1125 P 325

CARBAJAL CHRISTIAN A/CARBAJAL LANDAVERDE
104 EASTGATE WAY
CRAWFORDVILLE, FL 32327

2024

00-00-059-300-10035-A19

BUILDING CHARACTERISTICS

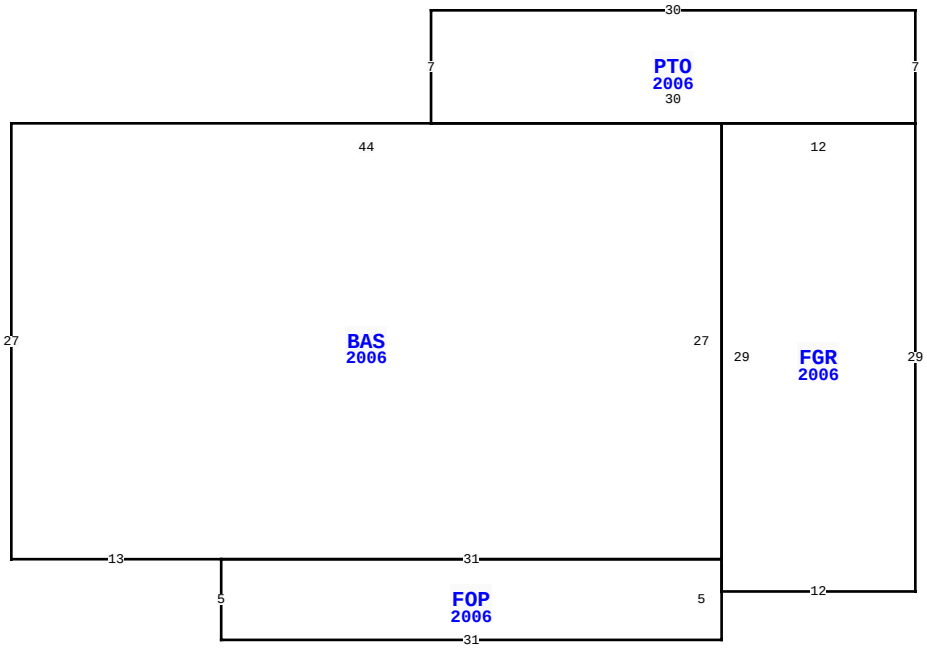
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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	3	MKT AREA 01
NEIGHBORHOOD/LOC	300.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2006	1,188	117,826
FGR	348	50	2006	174	17,257
FOP	155	30	2006	46	4,562
PTO	210	5	2006	10	992
TOTALS	1,901			1,418	140,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	120.0000	114.00	161,652	2006	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2022 Heated Area: 1188 HX Base Yr 2022



104 EASTGATE WAY, CRAWFORDVILLE

BLD DATE	12/19/2019	MMAK	LGL DATE	12/19/2019	MMAK
XF DATE	12/19/2019	MMAK	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		140,637
TOTAL MARKET OB/XF VALUE		734
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		159,371
SOH/AGL Deduction		8,723
ASSESSED VALUE		150,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,648
TOTAL JUST VALUE		159,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,649

5 YR PRCL CK, CHG EYB 2006 TO 2010, REROOF, DEMO X

5 YR PRCL CH, PU XFOB LN 3

COA PER OWNER ISAAC

REMOVE H0, SOLDCL 10035 A18

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000106	RE-ROOF/SHINGLES		02/15/2024
2013854	FNDN	0	12/03/2013
20060640	SFD-CO	0	04/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0001	2/02/2024	WD	U	I	11	100
GRANTOR: PRATHER ISAAC PAUL						
GRANTEE: CARBAJAL CHRISTIAN						
1346/0259	2/02/2024	WD	Q	I	01	180,000
GRANTOR: PRATHER ISAAC PAUL						
GRANTEE: CARBAJAL CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W30 S7 E30 FGR=[YR=2006] W12 BAS=[YR=2006] W44 S27 E13 FOP=[YR=2006] S5 E31 N5 W31$ E31 N27$ S29 E12 N29$ N7$.

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	33	12	396.00	SF	6.00	6.00	100	2006	2006	3	27	642	
2	0211	CONCRETE W	0	100	19	3	57.00	SF	6.00	6.00	100	2006	2006	3	27	92	

LAND DESCRIPTION

TOTAL OB/XF 734

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	18,000.00	18,000.00	18,000							

REVIEW DATE 05/16/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/22/2026 BY SYS