

HS LOT 61 BROOK FOREST SUB
 LOTS 20, 21 & 22
 OR 77 P 526 OR 239 P 148

PARKS COLLEEN O'CONNOR/PARKS JOHN FREDERICK
 279 OAKWOOD TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-061-223-10086-A20

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------|
| ELEMENT | CD | | |
| Foundation | 02 | CONCR SLAB | 100 |
| Frame | 05 | STEEL | 100 |
| Exterior Wall | 27 | PREFIN MTL | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 07 | NONE | 100 |
| Interior Floor | 03 | CONC FINSH | 100 |
| Heating Type | | N/A | 100 |
| Air Condition | 00 | N/A | 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 | 08 |
| NEIGHBORHOOD/LOC | 223.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 650 | 100 | 2021 |
| TOTALS | 650 | | 16,953 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|------------|-----------|-------------|------------------|----------------|------|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | WKSHP/BARN | 100% | - 2024 | 26.75 | 17,388 | 2021 | 2021 | 0 | 0 | 2.50 | 97.50 |
| | | | | Heated Area: 650 | | | HX Base Yr 2024 | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 26 26 25 25 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2021 </div> </div> | | | | | | | | | | | |
| BLD DATE 10/29/2021 FRJS LGL DATE 10/29/2021 FRJS XF DATE 10/29/2021 FRJS LAND DATE 10/29/2021 FRJS INC DATE AG DATE | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 2 | 3 | |
|--|--------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 288,958 | | |
| TOTAL MARKET OB/XF VALUE | | | | 1,598 | | |
| TOTAL LAND VALUE - MARKET | | | | 172,500 | | |
| TOTAL MARKET VALUE | | | | 463,056 | | |
| SOH/AGL Deduction | | | | 117,934 | | |
| ASSESSED VALUE | | | | 345,122 | | |
| TOTAL EXEMPTION VALUE | | | | 50,000 | | |
| BASE TAXABLE VALUE | | | | 295,122 | | |
| TOTAL JUST VALUE | | | | 463,056 | | |
| NCON VALUE | | | | 273,603 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 174,222 | | |
| PRMT CK, PU XFOB AS FUTURE NEW. | | | | | | |
| FR - 5 YR CK 8-20-24 FUTURE PAPER | | | | | | |
| UPDATED ADDRESS PER HX APP | | | | | | |
| FR PU NEW SFD & XFOBS 04-05-2023; CHGBLDG1 FROM UW | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| B24-000576 | POLE BARN-CC | | 06/20/2024 | | | |
| 22000759 | SFD-CO | 0 | 08/11/2022 | | | |
| 21000807 | WORKSHOP-CC | 0 | 08/26/2021 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1217/0778 | 6/30/2021 | WD Q | Q | I | 01 | 220,000 |
| GRANTOR: ROBERTS ASHLEY & GARO | | | | | | |
| GRANTEE: PARKS COLLEEN O'CON | | | | | | |
| 1072/0489 | 5/04/2018 | WD Q | Q | V | 01 | 80,000 |
| GRANTOR: ALLEN LEANNE ROBERTS | | | | | | |
| GRANTEE: ROBERTS ASHLEY & GA | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS=[YR=2021;ORIG=0,0] W26 S25 E26 N25 \$ | | | | | | |

| 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 | 0211 | CONCRETE W | 0 | 100 | 9 | 6 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 324 | | | |
| 2 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | UT | 1,300.00 | 1,300.00 | 100 | 2024 | 2023 | AV | 98 | 1,274 | | | |
| 279 OAKWOOD TRL, CRAWFORDVILLE | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | 650 | 650 | 16,953 | | | | |

| 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 | DPHT 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 | 0.90 | 75,000.00 | 67,500.00 | 67,500 | | | | | | | |
| 2 | 000000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.70 | 75,000.00 | 52,500.00 | 105,000 | | | | | | | |

