

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 Floo	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
TOTAL ADJ AREA	650		
SUBAREA MARKET VALUE	16,953		
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		Heated Area: 650					HX Base Yr 2024	
TOTALS	650			650	16,953						

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				HX HB 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			
<b>SALES DATA</b>						
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						

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																		
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												
TOTALS												650		650	16,953			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2021;ORIG=0,0] W26 S25 E26 N25 \$			

LAND DESCRIPTION												TOTAL OB/XF												1,598				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											

