

HS LOT 61 BROOK FOREST SUB
 LOT 25 OR 77 P 526
 OR 158 P 102 OR 649 P 229-231

BRAZIER STEPHEN
 200 OAKWOOD TRAIL
 CRAWFORDVILLE, FL 32327-3474

2024

00-00-061-223-10086-A25


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	08	WOOD	FRAME	100	
Exterior Wall	02	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			4	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	08		
NEIGHBORHOOD/LOC	223.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	141,082
FGR	800	50	1993	400	28,216
TOTALS	2,800			2,400	169,298

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0			256,512	1989	1989	0	0	34.00	66.00
					Heated Area: 2000	HX Base Yr					
BLD DATE	06/04/2021	FRJS	LGL DATE	06/04/2021	FRJS						
XF DATE	06/04/2021	FRJS	LAND DATE	06/04/2021	FRJS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	169,298		
TOTAL MARKET OB/XF VALUE	5,914		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	250,212		
SOH/AGL Deduction	141,178		
ASSESSED VALUE	109,034		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	9,034		
TOTAL JUST VALUE	250,212		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	252,483		
FR - 5 YR CK 8-20-24 FUTURE PAPER			
ON XFOB 0955, PU 0055			
CHG CODE XFOB LN 3, DEL XFOB 0055, CHG DIMS			
COC R210117 ADD HX/SX PER EB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000641	HVAC CHANGE OUT-C		09/17/2024
20000470	PLUMBING	0	05/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/0627	6/16/2020	WD Q	Q	I	01	300,000
GRANTOR:LOWE JAMES V & CANDAC						
GRANTEE: BRAZIER STEPHEN						
0942/0188	5/15/2014	TR U	I	11		100
GRANTOR: BARB BOUCHER AS TRUST						
GRANTEE: LOWE JAMES V & CAND						

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1990	1990	3	47	611	
2	0210	CONCRETE D	0	100	24	20	480.00	SF	6.00	6.00	100	1990	1990	3	20	576	
3	0625	PORT WD UT	0	100	12	32	384.00	SF	6.00	6.00	100	1990	1990	3	20	461	
4	0740	UNFINISH O	0	100	8	16	128.00	SF	11.00	11.00	100	1990	1990	3	47	662	
5	0940	OPEN SHED	0	100	10	12	120.00	SF	4.00	4.00	100	1990	1990	3	20	96	
6	0620	WOOD UTL B	0	100	4	16	64.00	SF	6.00	6.00	100	1990	1990	3	20	77	
7	0060	DECK WOOD	0	100	4	8	32.00	SF	5.00	5.00	100	1990	1990	3	20	32	
8	0055	PORTABLE C	0	100	18	20	360.00	SF	3.00	3.00	100	2008	2008	3	34	367	
9	0700	PORT BLDG	0	100	12	16	192.00	SF	8.00	8.00	100	2008	2008	3	70	1,075	
10	0955	PRIVACY FE	0	100	0	0	60.00	LF	15.00	15.00	100	2008	2008	3	50	450	

TOTAL OB/XF											
4,407											
BLD DATE	06/04/2021	FRJS	LGL DATE	06/04/2021	FRJS						
XF DATE	06/04/2021	FRJS	LAND DATE	06/04/2021	FRJS						
INC DATE			AG DATE								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] 2000 \$ FGR=[YR=1993] 800 \$.									

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	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	1.00	75,000.00	75,000.00	75,000							

