

HS LOT 61 BROOK FOREST SUBD  
 LOT 30 OR 77 P 526  
 OR 189 P 701 & OR 249 P 85

GONZALEZ PETER A/GONZALEZ DONNA K  
 428 OAKWOOD TRAIL  
 CRAWFORDVILLE, FL 32327

2024

00-00-061-223-10086-A30

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,231	106.0000	100.70	325,362	1996	1998	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 2400 HX Base Yr

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	244,022			
TOTAL MARKET OB/XF VALUE	4,841			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	295,013			
SOH/AGL Deduction	0			
ASSESSED VALUE	295,013			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	295,013			
TOTAL JUST VALUE	313,863			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	290,785			

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	90,630
BAS	1,200	100	1996	1,200	90,630
DCK	80	10	1996	8	605
DCK	64	10	2019	6	453
FGR	600	50	1996	300	22,658
FOP	320	30	1996	96	7,250
PTO	304	5	2019	15	1,133
SPC	360	20	2004	72	5,438
UOP	320	20	1996	64	4,834
UST	600	45	1996	270	20,392
TOTALS	5,048			3,231	244,022

496 OAKWOOD TRL, CRAWFORDVILLE

BLD DATE	06/04/2021	FRJS	LGL DATE	
XF DATE	06/04/2021	FRJS	LAND DATE	06/04/2021
INC DATE			AG DATE	

HOMEOWNER WOULDNT LET ME ON HIS PROPERTY TO DO MY			
5 YR PRCL CK, CHG A/C, HTTP, DEMO/ PU XFOB			
5 YR PRCL CK,			
INCR EYB 1996-1998 HVAC OB22-714 CC 12/1/2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000688	MINI SPLIT-CC		07/24/2024
OB22-000714	HVAC CHANGE OUT-C		12/01/2022
18000550	REROOF	0	05/16/2018
18000114	MECH-CO	0	03/29/2018
18000117	REROOF-CO	0	03/26/2018
2012520	MECH	0	08/06/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/0678	11/30/2017	WD	Q	I	01	125,000
GRANTOR: LOVE DEBORAH						
GRANTEE: GONZALEZ PETER A &						
0249/0085	2/08/1995	WD	Q	V		17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=1996] W8 S10 E8 PTO=[YR=2019] W8 SPC=[YR=2004] N18 W20 S18 E20\$ BAS=[YR=1996] W20 FGR=[YR=1996] N30 W20 S30 E20\$ W20 S30 UOP=[YR=1996] S8 E40 N8 W40\$ E40 N30\$ S38 E8 PTR= E28 FOP=[YR=1996] E40 N8 W40 BAS=[YR=1996] E40 N30 W20 UST=[YR=1996] N30 W20 S23 DCK=[YR=2019] W8 S8 E8 N8\$ S7 E20\$ W20 S30\$ S8\$ W28\$ N38\$ N10\$.	

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	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
2	0211	CONCRETE W	0	0	30	4	SF	6.00	6.00	100	1996	1996	3	20	144	
3	0210	CONCRETE D	0	0	10	27	SF	6.00	6.00	100	1996	1996	3	20	324	
4	0605	PORT VINYL	0	0	10	20	SF	0.00	0.00	100	2002	2002	3	20	0	
5	0210	CONCRETE D	0	0	23	20	SF	6.00	6.00	100	2019	2019	3	85	2,346	
6	0055	PORTABLE C	0	0	20	20	SF	3.00	3.00	100	2019	2019	3	85	1,020	

LAND DESCRIPTION		TOTAL OB/XF														4,841								
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	000110	C	SFR RURAL	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	45,000							
2	006600	A	ORCH GROV	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	575.00	575.00	1,150							