HS LOT 61 BROOK FOREST SUBD
LOT 34
OR 77 P 526 OR 284 P 648

PHILLIPS DAVID C/PHILLIPS PATRICIA L
P O BOX 1223
CRAWFORDVILLE, FL 32326

2024

00-00-061-223-10086-A34

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		4 100
Story Height		0 100
Stories	0	0 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 3 | MKT AREA: 08

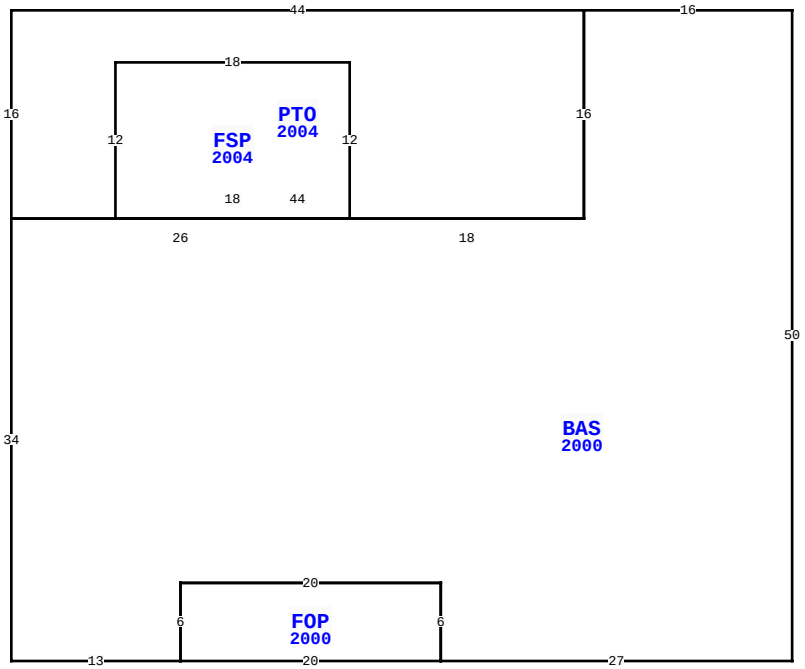
NEIGHBORHOOD/LOC: 223.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2000	2,176	183,051
FOP	120	30	2000	36	3,028
FSP	216	55	2004	119	10,011
PTO	704	5	2004	35	2,944
TOTALS	3,216			2,366	199,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	115.0000	109.25	258,486	2000	2000	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2001 Heated Area: 2176 HX Base Yr 2001



294 OAKWOOD TRL, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,034
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		274,034
SOH/AGL Deduction		95,211
ASSESSED VALUE		178,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,823
TOTAL JUST VALUE		274,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,619

8-20-24 FR INSP 5 YR CK - FUTURE PAPER
QC FW
DEL XFOB LN1
CHG BED&BATH PER OWNER DAVID

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001084	REROOF SHINGLES	0	10/15/2021
31419	SCR PORCH	0	02/25/2004
026952	SFD	0	09/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0284/0648	9/16/1996	WD	Q	V		21,543

GRANTOR: PHILIPS DAVID C & PAT
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 PTO=[YR=2004] W44 S16 E44 N16$ S16 W18 FSP=[YR=2004] N12 W18 S12 E18$ W26 S34 E13 FOP=[YR=2000] E20 N6 W20 S6$ N6 E20 S6 E27 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	75,000.00	75,000.00	75,000							

REVIEW DATE 08/21/2024 BY Nwatts Total Acres: 5.01 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/17/2026 BY SYS