

BROOK FOREST LOT 3  
OR 356 P 633 OR 212  
P 689 OR 161 P 33 OR 27 P 526

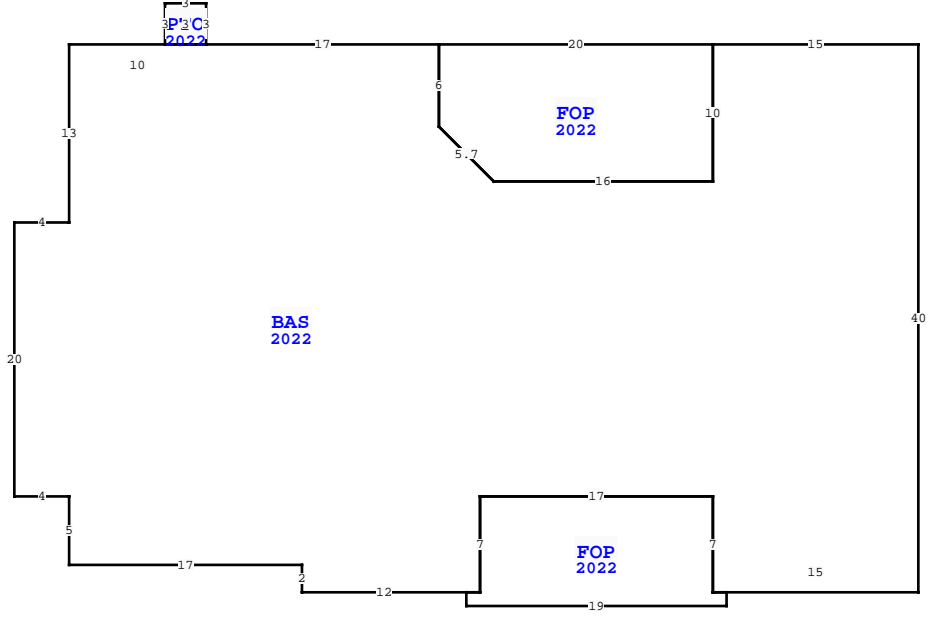
DODSON ADAM/DAVIS MORGAN  
647 OAKWOOD TRL  
CRAWFORDVILLE, FL 32327

**2024**

00-00-061-223-10086-B03

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE			
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2.5	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	2,215	100	2022	2,215	231,038
FOP	138	30	2022	41	4,277
FOP	192	30	2022	58	6,050
PTO	9	5	2022	0	0
TOTALS	2,554			2,314	241,365

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,314	110.9000	105.36	243,803	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2215 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			241,365
TOTAL MARKET OB/XF VALUE			20,028
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			296,393
SOH/AGL Deduction			0
ASSESSED VALUE			296,393
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			246,393
TOTAL JUST VALUE			296,393
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			297,001
5 YR PRCL CK, CHG A/C, HTTP, PU XFOBS			
FR PU SFD AND XFOBS			
2020 RETURN TRIM UTF			
2019 TRIM RET'D NOT DELIVERABLE UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000835	SFD-CO POLE BAR	0	08/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/2878	9/30/2022	QC	U	I	11	100
GRANTOR: DODSON ADAM						
GRANTEE: DODSON ADAM & DAVIS						
1192/0340	2/03/2021	WD	Q	V	01	22,500
GRANTOR: TUPLIN DAVID & MARGAR						
GRANTEE: DODSON ADAM						

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	0250	ASPHALT AV	0	100	0	4,447.00	SF	2.00	2.00	100	2022	2022	3	97	8,627	
2	0210	CONCRETE D	0	100	3	111.00	SF	6.00	6.00	100	2022	2022	3	97	646	
3	0211	CONCRETE W	0	100	12	48.00	SF	6.00	6.00	100	2022	2022	3	97	279	
4	0025	BARN, POLE	0	100	36	864.00	SF	12.50	12.50	100	2022	2022	3	97	10,476	
TOTALS													20,028			

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	35,000.00	35,000.00	35,000								