BRIDLE GATE SUB LOT 38
OR 285 P 768 OR 321 P 98
OR 347 P 382 OR 395 P 390

LEFTENANT NATALIE/LEFTENANT NATALIE
22 TRAYNOR COURT
CRAWFORDVILLE, FL 32327

2024

00-00-075-252-10235-038

BUILDING CHARACTERISTICS

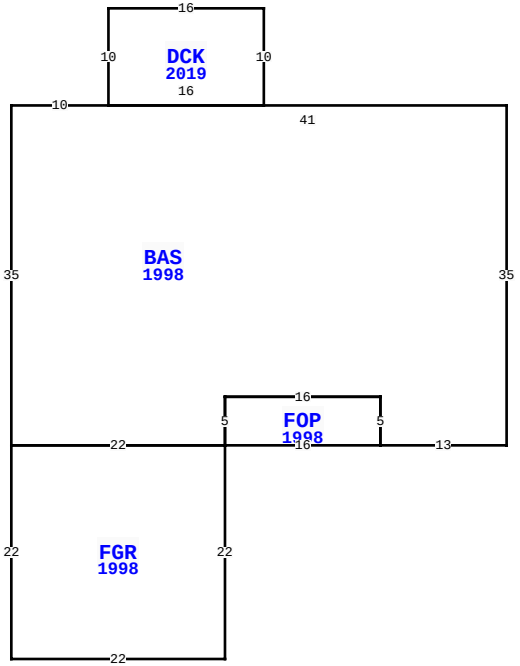
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	252.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1998	1,705	136,059
DCK	160	10	2019	16	1,277
FGR	484	50	1998	242	19,312
FOP	80	30	1998	24	1,916
TOTALS	2,429			1,987	158,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	112.0000	106.40	211,417	1998	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1705 HX Base Yr 2021



22 TRAYNOR CT, CRAWFORDVILLE

BLD DATE	01/21/2020	MMAK	LGL DATE	04/22/2022	EB
XF DATE	01/21/2020	MMAK	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,563
TOTAL MARKET OB/XF VALUE		4,559
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		203,122
SOH/AGL Deduction		5,803
ASSESSED VALUE		197,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,319
TOTAL JUST VALUE		203,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,279

5 YR PRCL CH, PU XFOB LN 4 & NEW TRAV
ZARATE PORTED 2020 VALUES/10250-C07/2021R
ADD HX FOR 2021- LEFTENANT
PRCL:0:2: FOR 2016 TAX ROLL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000251	REROOF-CO	0	02/28/2019
023402	NEW HSE	0	03/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/0880	6/19/2020	WD	Q	I	01	236,500
GRANTOR: ZARATE ROBERT JUSTIN						
GRANTEE: LEFTENANT NATALIE						
0960/0896	1/23/2015	WD	U	I	12	150,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ZARATE ROBERT JUSTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W41 DCK=[YR=2019] E16 N10 W16 S10$ W10 S35 E22 FOP=[YR=1998] E16 N5 W16 S5$ FGR=[YR=1998] W22 S22 E22 N22$ N5 E16 S5 E13 N35 $.

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
1	0210	CONCRETE D	0	100	52	16	832.00	SF	6.00	6.00	100	1998	1998	3	20	998	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1998	1998	3	55	1,045	
3	0211	CONCRETE W	0	100	39	3	117.00	SF	6.00	6.00	100	1998	1998	3	20	140	
4	0955	PRIVACY FE	0	100	0	0	165.00	LF	15.00	15.00	100	2019	2019	3	96	2,376	

LAND DESCRIPTION

TOTAL OB/XF 4,559

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	40,000.00	40,000.00	40,000							

REVIEW DATE 01/21/2020 BY MMAK Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS