

BRIDLE GATE SUB
 LOT 39
 OR 285 P 768 OR 378 P 634

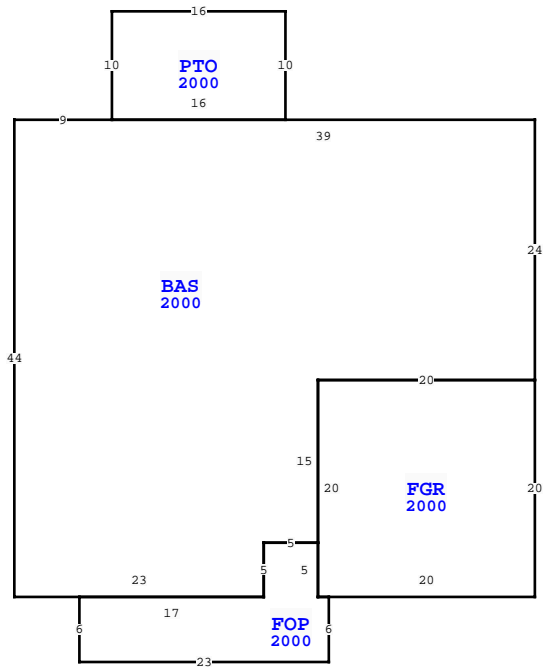
THOMAS VALENCIA M/THOMAS VALENCIA M
 28 TRAYNOR CT
 CRAWFORDVILLE, FL 32327

2024

00-00-075-252-10235-039

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	19	COMMON	BRK	20	
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		2.5	100		
Story Height		0	100		
Stories	0	0	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	1	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	1,687	100	2000	1,687	141,174
FGR	400	50	2000	200	16,737
FOP	163	30	2000	49	4,100
PTO	160	5	2000	8	669
TOTALS	2,410			1,944	162,681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,944	114.4000	108.68	211,274	2000	2000	0	0	23.00	77.00
1 SINGLE FAM 100% - 2002 Heated Area: 1687 HX Base Yr 2002											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				162,681		
TOTAL MARKET OB/XF VALUE				8,018		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				210,699		
SOH/AGL Deduction				70,402		
ASSESSED VALUE				140,297		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				90,297		
TOTAL JUST VALUE				210,699		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				208,080		
1/2 BATH ON SFD CARD 1						
HAS POWER, WATER, 1/2 BATH W/ HOT WATER THUS PU						
CH PRMT PU PORT UTILITY BLDG IN XFOB AS A FWS						
5 YR PRCL CH, CHG EXW						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20001129	SHED	0	11/25/2020			
20000363	RE ROOF-CO	0	08/12/2020			
17000805	MECH	0	06/13/2017			
026349	SFD	0	03/22/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0400/0755	2/21/2001	WD Q	Q	I		117,500
GRANTOR: BRIDLE GATE/AUDUBON I						
GRANTEE: THOMAS VALENCIA M						
0378/0634	4/24/2000	WD U	V			51,800
GRANTOR: CENTURY DEVELOPMENT						
GRANTEE: BRIDLEGATE/AUDUBON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000] W39 PTO=[YR=2000] E16 N10 W16 S10\$ W9 S44 E23 N5 E5 FOP=[YR=2000] W5 S5 W17 S6 E23 N6 W1 N5\$ N15 E20 FGR=[YR=2000] W20 S20 E20 N20\$ N24\$.						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 1,900.00	100	2000	2000	3	57	1,083							
2	0210	CONCRETE D	0	100	57	16		912.00	SF 6.00	100	2000	2000	3	20	1,094							
3	0211	CONCRETE W	0	100	8	4		32.00	SF 6.00	100	2000	2000	3	20	38							
4	0500	WORK SHOP	0	100	32	13		416.00	SF 15.00	100	2021	2021	3	93	5,803							
TOTALS												2,410		1,944	162,681							

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	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							