

BRIDLE GATE SUB LOT 40  
 OR 285 P 768 OR 366 P 261  
 OR 554 P 651 OR 554 P 654

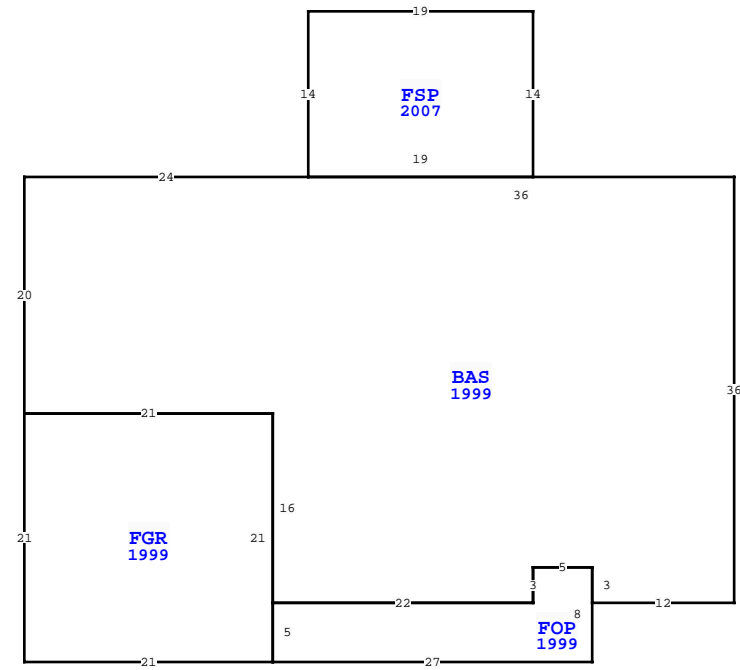
GUYTON IRISH OLIVIA/GUYTON IVERY JR  
 34 TRAYNOR CT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-075-252-10235-040  


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	20	FACE	BRICK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	14	CARPET	30		
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	1,809	100	1999	1,809	152,813
FGR	441	50	1999	220	18,584
FOP	150	30	1999	45	3,802
FSP	266	55	2007	146	12,333
TOTALS	2,666			2,220	187,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
Heated Area: 1809						HX Base Yr 2016					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,532
TOTAL MARKET OB/XF VALUE			4,994
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			232,526
SOH/AGL Deduction			61,094
ASSESSED VALUE			171,432
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			121,432
TOTAL JUST VALUE			232,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,771
5 YR PRCK CH, PU XFOB LN 8, DEL XFOB LN 9			
ADD HX FOR 2016			
XFOB LN 3-8			
PU CORR TRAV, PU CORR DIMENS XFOB LN 1, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000347	RE-ROOF	0	04/23/2015
025278	SFD	0	06/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0591	11/23/2015	CR	U	I	11	100
GRANTOR: GUYTON IRISH OLIVIA &						
GRANTEE: GUYTON IRISH OLIVIA						
0980/0384	9/04/2015	WD	Q	I	01	170,700
GRANTOR: KURTZ VICKI ANN, HAYE						
GRANTEE: GUYTON IRISH OLIVIA						

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	0210	CONCRETE D	0	100	94	10	SF	6.00	6.00	100	1999	1999	3	20	1,128	
2	0140	FIRE PLACE	0	100	0	0	UT	1,900.00	1,900.00	100	1999	1999	3	56	1,064	
3	0211	CONCRETE W	0	100	63	3	SF	6.00	6.00	100	1999	1999	3	20	227	
4	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2004	2004	3	10	114	
5	0940	OPEN SHED	0	100	16	7	SF	4.00	4.00	100	2012	2012	3	52	233	
6	0940	OPEN SHED	0	100	8	8	SF	4.00	4.00	100	2012	2012	3	52	133	
7	0700	PORT BLDG	0	100	16	12	SF	8.00	8.00	100	2007	2007	3	68	1,044	
8	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2017	2017	3	91	1,051	
TOTALS															4,994	

LAND DESCRIPTION																								
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	40,000.00	40,000.00	40,000							

BUILDING NOTES														
34 TRAYNOR CT, CRAWFORDVILLE														
BLD DATE 01/21/2020 MMAK LGL DATE 04/22/2022 EB														
XF DATE 01/21/2020 MMAK														
INC DATE														
AG DATE														
BUILDING DIMENSIONS														
BAS=[YR=1999] W36 FSP=[YR=2007] E19 N14 W19 S14\$ W24 S20 E21														
FGR=[YR=1999] W21 S21 E21 FOP=[YR=1999] E27 N8 W5 S3 W22 S5\$														
N21\$ S16 E22 N3 E5 S3 E12 N36\$.														