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

BUILDING CHARACTERISTICS

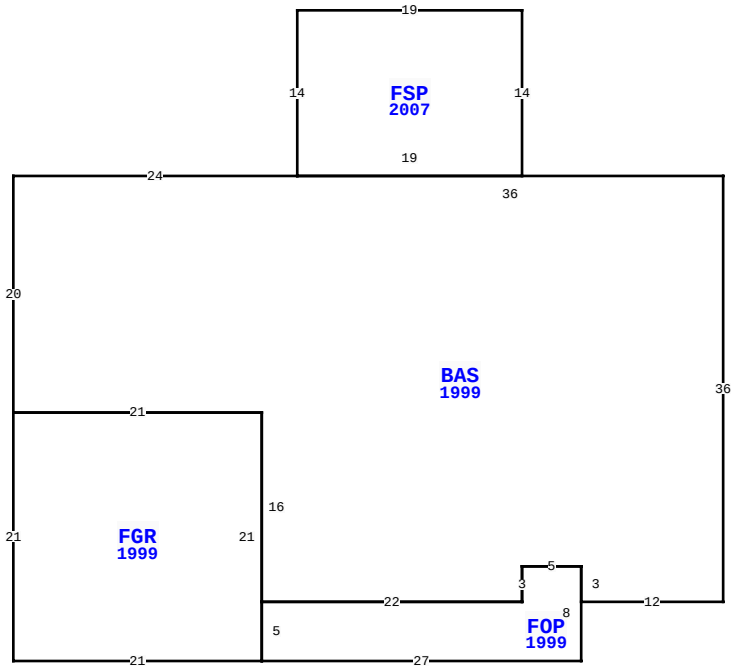
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR 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
0100	01	2,220	117.0000	111.15	246,753	1999	1999	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2016 Heated Area: 1809 HX Base Yr 2016



34 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		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						

BUILDING NOTES

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$.

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	94	10	940.00	SF	6.00	6.00	100	1999	1999	3	20	1,128	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1999	1999	3	56	1,064	
3	0211	CONCRETE W	0	100	63	3	189.00	SF	6.00	6.00	100	1999	1999	3	20	227	
4	0955	PRIVACY FE	0	100	0	0	76.00	LF	15.00	15.00	100	2004	2004	3	10	114	
5	0940	OPEN SHED	0	100	16	7	112.00	SF	4.00	4.00	100	2012	2012	3	52	233	
6	0940	OPEN SHED	0	100	8	8	64.00	SF	4.00	4.00	100	2012	2012	3	52	133	
7	0700	PORT BLDG	0	100	16	12	192.00	SF	8.00	8.00	100	2007	2007	3	68	1,044	
8	0955	PRIVACY FE	0	100	0	0	77.00	LF	15.00	15.00	100	2017	2017	3	91	1,051	

LAND DESCRIPTION

TOTAL OB/XF 4,994

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 07/01/2026 BY SYS