

BRIDLE GATE SUB  
 LOT 42  
 OR 285 P 768 OR 435 P 245

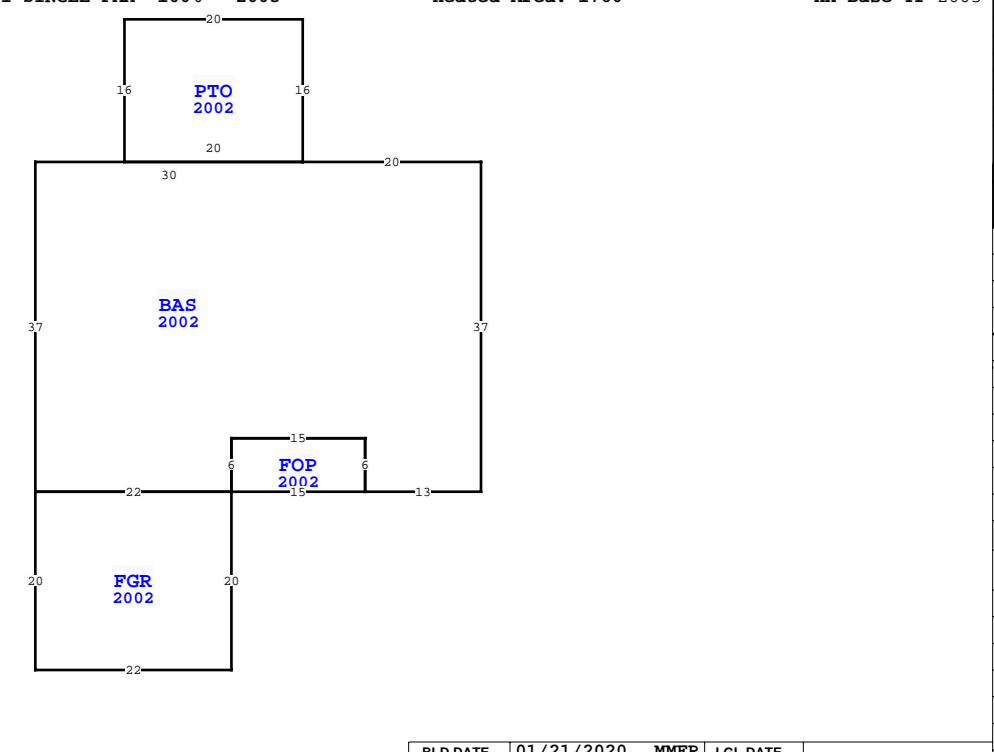
CARLTON DALE ALAN/CARLTON LILA K  
 44 TRAYNOR CT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-075-252-10235-042

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 Floor	11	CLAY TILE 50
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,023	121.5000	115.42	233,495	2002	2002	0	0	21.00	79.00



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	1,760	100	2002	1,760	160,480
FGR	440	50	2002	220	20,060
FOP	90	30	2002	27	2,462
PTO	320	5	2002	16	1,459
TOTALS	2,610			2,023	184,461

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		184,461	
TOTAL MARKET OB/XF VALUE		2,696	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		227,157	
SOH/AGL Deduction		72,191	
ASSESSED VALUE		154,966	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		99,966	
TOTAL JUST VALUE		227,157	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,661	
5 YR PRCL CH N/C-MM			
DEL XFOB LN 6			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1 & 4,			
PU NEW TRAV, PU XFOB LN 4-6, PU FRME & FNDN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000459	REROOF-CO	0	11/15/2018
18000717	PLUMBING	0	07/05/2018
15000331	MECH	0	04/17/2015
201064	CARPORT	0	02/08/2010
29347	UTL	0	08/14/2002
28763	SFD	0	03/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0435/0246	2/22/2002	WD Q	V			20,000
GRANTOR: CENTURY DEVE						
GRANTEE: CARLTON						
0435/0245	2/22/2002	WD U	V			20,000
GRANTOR: CENTURY DEVE						
GRANTEE: CARLTON						

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	97	12			6.00	100	2002	2002	3	20	1,397	
2	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2002	2002	3	0	0	
3	0625	PORT WD UT	0	100	14	28		6.00	6.00	100	2002	2002	3	20	470	
4	0211	CONCRETE W	0	100	69	3		6.00	6.00	100	2002	2002	3	20	248	
5	0055	PORTABLE C	0	100	18	25		3.00	3.00	100	2010	2010	3	43	581	

44 TRAYNOR CT, CRAWFORDVILLE												BLD DATE	01/21/2020	MMFR	LGL DATE		
												XF DATE	01/21/2020	MMFR	LAND DATE	04/22/2022	EB
												INC DATE			AG DATE		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W20 PTO=[YR=2002] N16 W20 S16 E20\$ W30 S37											
FGR=[YR=2002] S20 E22 N20 W22\$ E22 FOP=[YR=2002] E15 N6 W15											
S6\$ N6 E15 S6 E13 N37\$.											

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	40,000.00	40,000.00	40,000							