

FAIRWINDS LOT 4
OR 358 P 171 OR 418 P 697
OR 1003 P 112 OR 1150 P 354

CHIBUZOR GINIE
60 WEEPING WILLOW CT
CRAWFORDVILLE, FL 32327

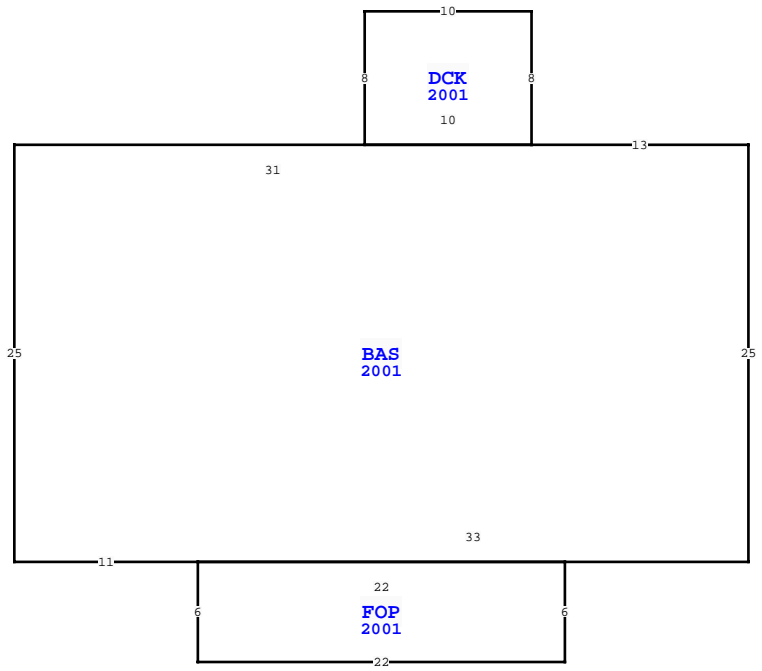
2024

00-00-075-262-10242-B04



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	30	WOOD	FRAME	100	
Exterior Wall	02	VINYL	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	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	262.00	1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2001	1,100	91,183
DCK	80	10	2001	8	663
FOP	132	30	2001	40	3,316
TOTALS	1,312			1,148	95,162

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%	- 2017									Heated Area: 1100	HX Base Yr 2017



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		95,162				
TOTAL MARKET OB/XF VALUE		3,101				
TOTAL LAND VALUE - MARKET		25,000				
TOTAL MARKET VALUE		123,263				
SOH/AGL Deduction		29,878				
ASSESSED VALUE		93,385				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		43,385				
TOTAL JUST VALUE		123,263				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		124,342				
FR 5 YR CK, DEMO XFOB, PU XFOB.						
INCR EYB 2001-2005 RE-ROOF CC 7-2022						
ADD HX FOR 2017						
5 YR PRCL CH, CHG QUAL,CHG CODE XFOB LN 3 & 6						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000419	RE-ROOF-CC	0	06/27/2022			
21000309	RE-ROOF	0	06/08/2021			
027636	N/A	0	04/09/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0442	4/25/2024	QC	U	I	11	100
GRANTOR: AWODIBU GINIE						
GRANTEE: CHIBUZOR GINIE						
1150/0354	5/11/2020	QC	U	I	30	100
GRANTOR: AWODIBU GINIE & KAYOD						
GRANTEE: AWODIBU GINIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W13 DCK=[YR=2001] N8 W10 S8 E10\$ W31 S25 E11						
FOP=[YR=2001] S6 E22 N6 W22\$ E33 N25\$. E24 N6 W24\$ E38 N26\$.						

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	0620	WOOD UTL B	0	100	14	12	168.00	SF	6.00	6.00	100	2001	2001	3	20	202	
2	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2001	2001	3	20	480	
3	0955	PRIVACY FE	0	100	0	0	181.00	LF	15.00	15.00	100	2005	2005	3	20	543	
4	0211	CONCRETE W	0	100	15	3	45.00	SF	6.00	6.00	100	2004	2004	3	23	62	
5	0940	OPEN SHED	0	100	14	10	140.00	SF	4.00	4.00	100	2008	2008	3	34	190	
6	0700	PORT BLDG	0	100	16	12	192.00	SF	8.00	8.00	100	2009	2009	3	72	1,106	
7	0210	CONCRETE D	0	100	20	18	360.00	SF	6.00	6.00	100	2005	2005	3	24	518	
TOTALS														3,101			

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	DPHT 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	25,000.00	25,000.00	25,000							