

COMMODORE COMMONS SUB LOT 11  
 OR 370 P 323 OR 590 P 5  
 OR 802 P 361 OR 857 P 149

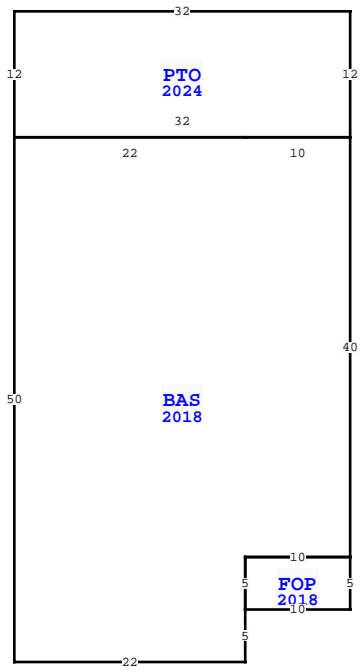
MASON RYAN CHARLES/MASON ALISHA LYNN  
 66 COMMODORE PL  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-275-10250-11A

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
275.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2018	1,500	160,427
FOP	50	30	2018	15	1,605
PTO	384	5	2024	19	2,032
TOTALS	1,934			1,534	164,063

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%	2019		172,698	2018	2018	0	0	5.00	95.00
				Heated Area: 1500			HX Base Yr 2019				



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		164,063		
TOTAL MARKET OB/XF VALUE		10,787		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		209,850		
SOH/AGL Deduction		32,534		
ASSESSED VALUE		177,316		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		127,316		
TOTAL JUST VALUE		209,850		
NCON VALUE		7,961		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		203,998		
5 YR PRCL CK, N/ C, BK YD GTE LOCKED				
FR 5YR CK PU XFOBS, DEMO PTO, PU PTO 7/5/2023				
ADD HX FOR 2019- MASON				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18000026	SFD-CO	0	05/18/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1086/0869	9/21/2018	WD Q	I 01	170,900
GRANTOR: PAFFORD PROPRTUES &				
GRANTEE: MASON RYAN CHARLES				
1026/0076	2/15/2017	WD Q	V 05	196,000
GRANTOR: HANNON CONSTRUCTION C				
GRANTEE: PAFFORD PROPRTIES				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2018;ORIG=0,0] W10 W22 S50 E22 N5 N5 E10 N40 \$				
FOP=[YR=2018;ORIG=-10,45] E10 N5 W10 S5 \$				
PTO=[YR=2024;ORIG=-32,-12] E32 S12 W32 N12 \$				

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	46	20	920.00	SF	6.00	6.00	100	2018	2018	3	80	4,416	
2	0211	CONCRETE W	0 100	23	4	92.00	SF	6.00	6.00	100	2018	2018	3	80	442	
3	0700	PORT BLDG	0 100	10	16	160.00	SF	0.00	0.00	100	2024	2019	AV	92	0	
4	0955	PRIVACY FE	0 100	0	0	302.00	LF	15.00	15.00	100	2024	2021	AV	98	4,439	
5	0060	DECK WOOD	0 100	0	0	304.00	SF	5.00	5.00	100	2024	2021	AV	98	1,490	
<b>TOTAL OB/XF</b>															10,787	

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	35,000.00	35,000.00	35,000							