

COMMODORE COMMONS SUB LOT 12
 OR 370 P 323 OR 590 P 5
 OR 802 P 361 OR 857 P 149

PETTIS ALANDRIA
 70 COMMODORE PLACE
 CRAWFORDVILLE, FL 32327

2024

00-00-076-275-10250-12A

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	12	HARDWOOD 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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	3	MKT AREA 10
NEIGHBORHOOD/LOC	275.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,500	100
FOP	50	30
PTO	20	5
TOTALS	1,570	1,516

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
1	SINGLE FAM	0% - 0			171,384	2018	2018	0	0	0	5.00	95.00	Heated Area: 1500			HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/19/2021</th> <th>FRFR</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>10/19/2021</td> <td>FRFR</td> <td>LAND DATE</td> <td>10/19/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>															BLD DATE	10/19/2021	FRFR	LGL DATE		XF DATE	10/19/2021	FRFR	LAND DATE	10/19/2021	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		162,815	
TOTAL MARKET OB/XF VALUE		6,457	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		204,272	
SOH/AGL Deduction		0	
ASSESSED VALUE		204,272	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,272	
TOTAL JUST VALUE		204,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,287	
5 YR PRCL CK, N/ C			
PU XFOB LN3,4,5			
EMLD DR501R FOR DUVAL TO ALACHUA CO.			
ADD HX FOR 2019-DUVAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00014	SOLAR PANEL-CC	0	06/30/2021
18000025	SFD-CO	0	05/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/0636	10/01/2020	WD	Q	I	01	223,800
GRANTOR: DUVAL NICHOLAS LEE &						
GRANTEE: PETTIS ALANDRIA						
1086/0314	9/18/2018	WD	Q	I	01	169,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: DUVAL NICHOLAS LEE						

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	0	44	20			880.00	SF	6.00	6.00	100	2018	2018	3	80	4,224	
2	0211	CONCRETE W	0	0	14	4			56.00	SF	6.00	6.00	100	2018	2018	3	80	269	
3	0955	PRIVACY FE	0	0	0	0			135.00	LF	15.00	15.00	100	2020	2020	3	97	1,964	
4	0605	PORT VINYL	0	0	7	7			49.00	SF	0.00	0.00	100	2020	2020	3	89	0	
5	1450	SOLAR PANE	0	0	0	0			20.00	UT	0.00	0.00	100	2021	2021	3	93	0	
TOTALS															6,457				

BUILDING NOTES														
70 COMMODORE PL, CRAWFORDVILLE														

BUILDING DIMENSIONS														
BAS=[YR=2018] W17 PTO=[YR=2018] N4 W5 S4 E5\$ W15 S40														
FOP=[YR=2018] S5 E10 N5 W10\$ E10 S10 E22 N50\$.														

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							