

CAMELOT SUBDV LOT 3
 OR 469 P 658 OR 527 P 361
 OR 550 P 77 OR 585 P 440

MCCOMMON JANA MARTINE
 10-A GUINEVERE LANE
 CRAWFORDVILLE, FL 32327

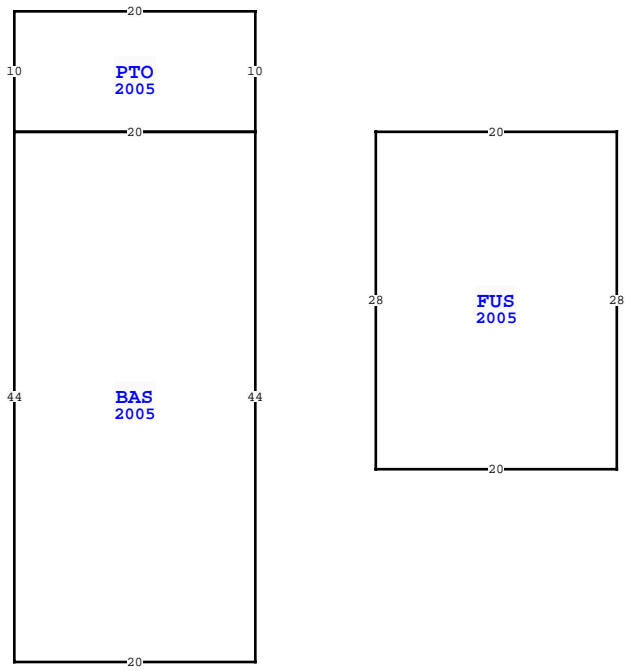
2024

00-00-076-293-10250-C03



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	90		
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	293.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	84,454
FUS	560	100	2005	560	53,743
PTO	200	5	2005	10	960
TOTALS	1,640			1,450	139,156

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TWNHSE	100%	- 2019									
				Heated Area: 1440				HX Base Yr 2019				



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				139,156	
TOTAL MARKET OB/XF VALUE				635	
TOTAL LAND VALUE - MARKET				15,000	
TOTAL MARKET VALUE				154,791	
SOH/AGL Deduction				60,503	
ASSESSED VALUE				94,288	
TOTAL EXEMPTION VALUE	HX HB			50,000	
BASE TAXABLE VALUE				44,288	
TOTAL JUST VALUE				154,791	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				129,699	
5 YR PRCL CK, CHG EYB 2005 TO 2015, XFOBS					
5 YR PRCL CK N/C					
ADD HX FOR 2019- MCCOMMON					
MAILED RNWL CARD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
32966	TWNHSE	0	04/01/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/0025	3/03/2018	WD Q	Q	I	01	90,000
GRANTOR: MCCAN LILLIAN D						
GRANTEE: MCCOMMON JANA MARTI						
0806/0843	9/21/2009	WD U	U	I	12	84,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MCCANN LILLIAN D						

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	0211	CONCRETE W	0	100	24	4		96.00	SF	6.00	100	2005	2005	3	67	386
2	0955	PRIVACY FE	0	100	0	0		20.00	LF	15.00	100	2005	2005	3	83	249

BUILDING NOTES	
10 A GUINEVERE LN, CRAWFORDVILLE	

BUILDING DIMENSIONS	
PTO=[YR=2005] W20 S10 E20 BAS=[YR=2005] W20 S44 E20 N44\$	
PTR= E10 FUS=[YR=2005] S28 E20 N28 W20\$ W10\$ N10\$.	

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			58.00	47.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000									