

CAMELOT SUBDV LOT 8
 OR 469 P 658 OR 527 P 361
 OR 550 P 77 OR 577 P 900

REED BRYAN T
 16 B GUINEVERE LN
 CRAWFORDVILLE, FL 32327

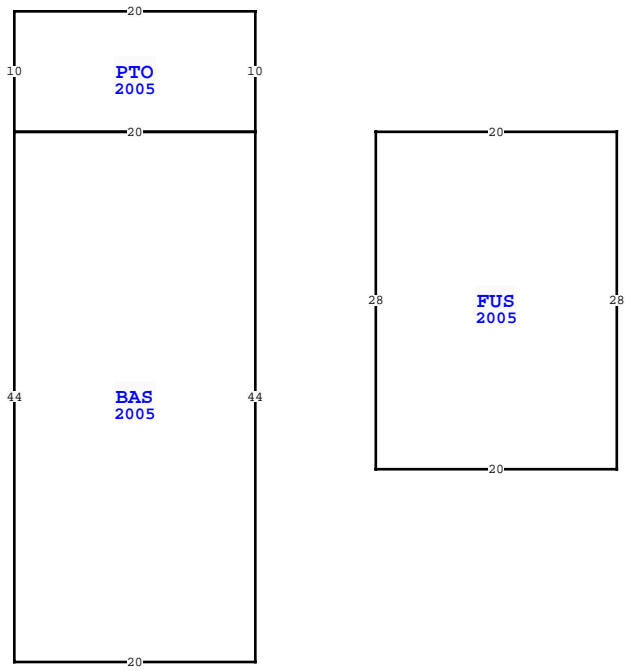
2024

00-00-076-293-10250-C08



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%	-	2024	Heated Area: 1440					HX Base Yr 2024			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			0
ASSESSED VALUE			154,791
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			104,791
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			
COA PER TCO			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200148	TWNHSE	0	02/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0618	6/05/2023	WD Q	Q	I	01	172,000
GRANTOR: MAJESTIC ACRES LLC						
GRANTEE: REED BRYAN T						
0873/0840	2/29/2012	WD Q	Q	I	01	58,000
GRANTOR: LOPEZ ADRIAN & SARAH						
GRANTEE: MAJESTIC ACRES LLC						

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			6.00	100	2005	2005	3	67	386	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2005	2005	3	83	249	

BLD DATE		04/21/2017	MMSR	LGL DATE	04/21/2017	MMSR
XF DATE	04/21/2017	MMSR	AG DATE	04/21/2017	MMSR	
INC DATE						

BUILDING NOTES	
16 B 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			20.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							