

CAMELOT SUBDV LOT 17  
 OR 469 P 658 OR 527 P 361  
 OR 550 P 77 OR 570 P 693

TJOHNSON PROPERTIES LLC  
 3940 WOODVILLE HWY  
 TALLAHASSEE, FL 32305

2024

00-00-076-293-10250-C17



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			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	0%	- 2024									Heated Area: 1440 HX Base Yr																
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p>PTO 2005</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>FUS 2005</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>BAS 2005</p> </div> </div>																												
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20 C GUINEVERE LN, CRAWFORDVILLE

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		0			
ASSESSED VALUE		154,791			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		154,791			
TOTAL JUST VALUE		154,791			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		141,747			
5 YR PRCL CK, CHG EYB 2009 TO 2015, XFOBS					
INCR EYB 2005-2009 RE-ROOF CC 3-2022					
5 YR PRCL CK N/C					
2021 HX APPLIED ROCUANT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB22-000110	RE-ROOF-CC	0	02/24/2022		
18000082	HVAC	0	03/01/2018		
32837	TWNHSE	0	12/17/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0373	2/03/2022	WD Q	Q	I	01	134,900
GRANTOR: ROCUANT DEBRA & RAINV						
GRANTEE: TJOHNSON PROPERTIES						
1166/0659	6/16/2020	WD Q	Q	I	01	100,000
GRANTOR: BROWN FRANK R						
GRANTEE: ROCUANT DEBRA & ET						

EXTRA FEATURES		20 C GUINEVERE LN, CRAWFORDVILLE														
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	0	24	4			6.00	100	2005	2005	3	67	386	
2	0955	PRIVACY FE	0	0	0	0			15.00	100	2005	2005	3	83	249	

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

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 635																						
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			20.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							