

POSEY TRACE SUBD LOT 4
OR 303 P 191 OR 545 P 229/230
OR 600 P 322

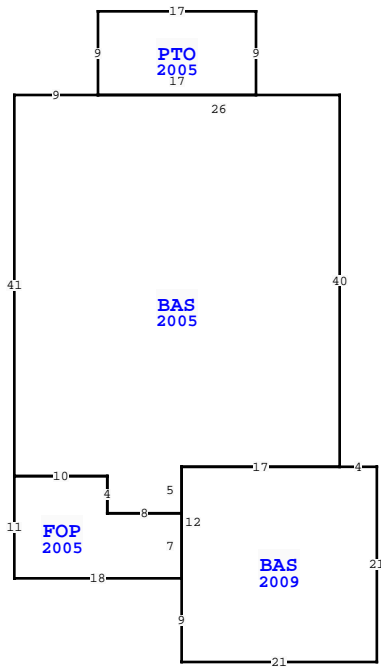
SMALL CATHERINE
7 SHADOW OAK CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-076-296-10245-B04

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	80
Interior Floor	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	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	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,450	100	2005
BAS	441	100	2009
FOP	166	30	2005
PTO	153	5	2005
TOTALS	2,210		

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%	- 2010								
				Heated Area: 1891			HX Base Yr 2010				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,501
TOTAL MARKET OB/XF VALUE			5,950
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			216,451
SOH/AGL Deduction			65,262
ASSESSED VALUE			151,189
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			101,189
TOTAL JUST VALUE			216,451
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,989
5 YR PRCL CH, PU XFOB LN 4 & 5			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1 & 2			
ADD PH# 766.9953			
CORR % OF EXW, CHG FLOOR & EYB, NEW TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009390	ENCLOSE GARAGE-CO	0	05/12/2009
2008652	ELEC TO UTL	0	07/28/2008
2008623	UTL BLDG	0	07/17/2008
32666	SFD/SEP	0	11/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0583	4/08/2024	QC	U	I	11	100
GRANTOR: SMALL CHRISTIAN DANIE						
GRANTEE: SMALL CATHERINE M						
0791/0785	4/22/2009	WD	Q	I	01	197,500
GRANTOR: WEBB DOROTHY & WILLIA						
GRANTEE: SMALL CHRISTIAN & C						

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	64	16			6.00	100	2005	2005	3	24	1,475	
2	0211	CONCRETE W	0	100	18	7			6.00	100	2005	2005	3	24	181	
3	0625	PORT WD UT	0	100	14	32			6.00	100	2008	2008	3	34	914	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	2,465	
5	0080	4' CHAINLI	0	100	0	0			13.00	100	2018	2018	3	80	915	
TOTAL OB/XF															5,950	

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			96.00	246.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							