

POSEY TRACE SUBD LOT 8
 OR 303 P 191 OR 545 P 229
 OR 545 P 230 OR 608 PG 235

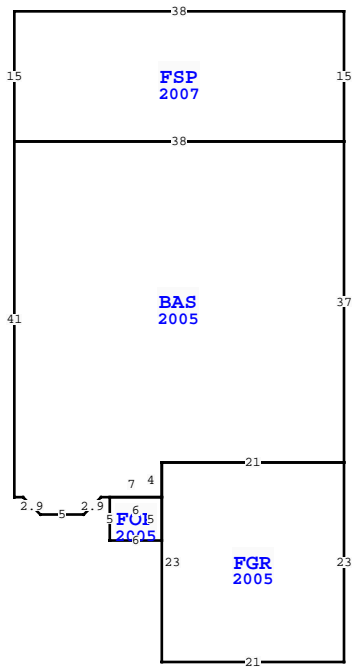
HELSON SABRINA LYNN
 25 SHADOW OAKS CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-076-296-10245-B08

| ELEMENT | | CD | CONSTRUCTION |
|------------------|------------------|---------------|--------------|
| Foundation | 02 | CONCR | SLAB 100 |
| Frame | 02 | WOOD | FRAME 100 |
| Exterior Wall | 05 | HARDIE | BRD 80 |
| Exterior Wall | 17 | CB | STUCCO 20 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP | SHNGL 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 50 |
| Interior Floo | 14 | CARPET | 50 |
| 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 | 01 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,488 | 100 | 2005 |
| FGR | 483 | 50 | 2005 |
| FOP | 30 | 30 | 2005 |
| FSP | 570 | 55 | 2007 |
| TOTALS | 2,571 | | |

| 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% | - 2017 | | 240,488 | 2005 | 2005 | 0 | 0 | 18.00 | 82.00 |
| Heated Area: 1488 HX Base Yr 2017 | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 197,200 |
| TOTAL MARKET OB/XF VALUE | | | 5,308 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 237,508 |
| SOH/AGL Deduction | | | 63,873 |
| ASSESSED VALUE | | | 173,635 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | | 60,000 |
| BASE TAXABLE VALUE | | | 113,635 |
| TOTAL JUST VALUE | | | 237,508 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 240,281 |
| 5 YR PRCL CH, PU XFOB LN 3 & 4 | | | |
| OR 1028 P 505 | | | |
| ADD WX FOR 2017. BILLY D HELSON DOD 06/17/09 | | | |
| MAIL. | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 2007792 | SCREEN ROOM | 0 | 05/30/2007 |
| 32671 | SFD/SEP | 0 | 11/15/2004 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1015/0884 | 10/31/2016 | WD | Q | I | 01 | 146,000 |
| GRANTOR: HAYS VALERIE | | | | | | |
| GRANTEE: HELSON SABRINA LYNN | | | | | | |
| 1015/0881 | 9/28/2016 | QC | U | I | 11 | 0 |
| GRANTOR: HAYS VALERIE & SABRIN | | | | | | |
| GRANTEE: HAYES VALERIE | | | | | | |

| 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 | 60 | 16 | 960.00 | SF | 6.00 | 6.00 | 100 | 2005 | 2005 | 3 | 24 | 1,382 | |
| 2 | 0211 | CONCRETE W | 0 100 | 24 | 6 | 144.00 | SF | 6.00 | 6.00 | 100 | 2005 | 2005 | 3 | 24 | 207 | |
| 3 | 0955 | PRIVACY FE | 0 100 | 0 | 0 | 232.00 | LF | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 87 | 3,028 | |
| 4 | 0625 | PORT WD UT | 0 100 | 10 | 16 | 160.00 | SF | 6.00 | 6.00 | 100 | 2016 | 2016 | 3 | 72 | 691 | |

| BLD DATE | | 12/18/2019 | FRAK | LGL DATE | |
|----------|------------|------------|-----------|------------|------|
| XF DATE | 12/18/2019 | FRAK | LAND DATE | 12/18/2019 | FRAK |
| INC DATE | | | AG DATE | | |

| BUILDING NOTES | |
|--|--|
| | |
| BUILDING DIMENSIONS | |
| FSP=[YR=2007] W38 S15 E38 BAS=[YR=2005] W38 S41 E1 R2 D2 E5 R2 U2 E7 FOP=[YR=2005] W6 S5 E6 N5\$ N4 E21 FGR=[YR=2005] W21 S23 E21 N23\$ N37\$ N15\$. | |

| 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 | | | 89.00 | 275.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |