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

BUILDING CHARACTERISTICS

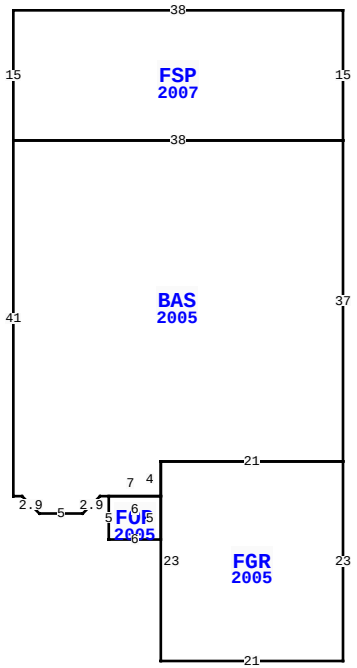
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2005	1,488	142,929
FGR	483	50	2005	242	23,245
FOP	30	30	2005	9	864
FSP	570	55	2007	314	30,161
TOTALS	2,571			2,053	197,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	123.3000	117.14	240,488	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2017 Heated Area: 1488 HX Base Yr 2017



25 SHADOW OAK CIR, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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						

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$.

EXTRA FEATURES

LN	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	

LAND DESCRIPTION

TOTAL OB/XF 5,308

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/18/2019 BY FRAK Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/01/2026 BY SYS