

CAMELOT PHASE III LOT 32  
 OR 527 P 361 OR 544 P 238  
 OR 669 P 454 OR 720 P 263

FLANAGAN PATRICK K/FLANAGAN WENDY L  
 28 EXCALIBUR DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-314-10250-E32

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	02		WOOD FRAME 100
Exterior Wall	30		VINYL 80
Exterior Wall	20		FACE BRICK 20
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floo	07		VYL PLANK 50
Interior Floo	14		CARPET 50
Heating Type	13		HEAT PUMP 100
Air Condition	13		HEAT PUMP 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	3		MKT AREA 01
NEIGHBORHOOD/LOC	314.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,158	100	2022
FGR	264	50	2022
FOP	24	30	2022
PTO	162	5	2022
TOTALS	1,608		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	HALF-PLEX	100%	- 0									Heated Area: 1158			HX Base Yr											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/26/2017</td> <td>MMSR</td> </tr> </tbody> </table>															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/26/2017	MMSR
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			131,740
TOTAL MARKET OB/XF VALUE			3,837
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			155,577
SOH/AGL Deduction			44,862
ASSESSED VALUE			110,715
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			10,715
TOTAL JUST VALUE			155,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,667
5 YR PRCL CK, N/C, BK YD GTE LOCKED			
PORT FROM 09893-059 FLANAGAN			
FR PU DUPLEX AND XFOBS			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000081	SFD-CO	0	09/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/0262	6/08/2022	WD Q	Q	I	01	179,600
GRANTOR: DEVORO HOMES LLC						
GRANTEE: FLANAGAN PATRICK K						
1220/0362	7/16/2021	WD Q	Q	V	05	16,000
GRANTOR: RDMC, INC						
GRANTEE: DEVORO HOMES, 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	0210	CONCRETE D	0	100	0	0			408.00	SF	6.00	2022	2022	3	97	2,375
2	0211	CONCRETE W	0	100	6	4			24.00	SF	6.00	2022	2022	3	97	140
3	0955	PRIVACY FE	0	100	0	0			89.00	LF	15.00	2022	2022	3	99	1,322

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2022] W10 PTO=[YR=2022] W18 S9 E18 N9\$ S9 W18 S27 FGR=[YR=2022] S22 E12 N22 W12\$ E12 S15 FOP=[YR=2022] S6 E4 N6 W4\$ E4 S6 E12 N57\$.														

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		HDR	35.00	107.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							