

GREINERS ADDITION BLOCK 10
 LOTS 23, 24, 25, & 26
 DB 31 P 405 OR 50 P 277

CARROLL COURTNEY
 36 HOMAN POINT AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10500-023

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 60				
14	CARPET 40				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	100				
2	100				
0	100				
1.	1.100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
14.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	2015	1,322	157,722
FOP	25	30	2015	8	954
PTO	16	5	2015	1	120
PTO	160	5	2015	8	954
TOTALS	1,523			1,339	159,751

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								
			Heated Area: 1322			HX Base Yr 2017					
				36 HOMAN POINT AVE, CRAWFORDVILLE	BLD DATE	10/30/2019	MMAK	LGL DATE			
					XF DATE	10/30/2019	MMAK	LAND DATE	10/30/2019	MMAK	
					INC DATE			AG DATE			

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		159,751	
TOTAL MARKET OB/XF VALUE		3,726	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		175,477	
SOH/AGL Deduction		67,742	
ASSESSED VALUE		107,735	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		57,735	
TOTAL JUST VALUE		175,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,246	
5 YR PRCL CK, N/C			
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVERAGE			
5 YR PRCL CH, CHG DIM XFOB LN 3			
LATE FILE APPRVL LETTER AND AMENDED TRIM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000254	SFD-CO	0	04/08/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0977/0154	8/03/2015	WD Q	Q	I	01	124,900
GRANTOR: GODLEN CONSTRUCTION C						
GRANTEE: CARROLL COURTNEY						
0959/0641	1/12/2015	WD Q	Q	V	05	10,000
GRANTOR: TDJ DEVELOPMENTS, LLC						
GRANTEE: GODLEN CONSTRUCTION						

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	32	20			6.00	100	2015	2015	3	67	2,573	
2	0211	CONCRETE W	0	100	14	5			6.00	100	2015	2015	3	67	281	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2015	2015	3	83	872	
TOTAL OB/XF 3,726																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2015] W12 S8 PTO=[YR=2015] N8 W20 S8 E20\$ W32 S7									
PTO=[YR=2015] N4 W4 S4 E4\$ S24 E14 N5 FOP=[YR=2015] S5 E5 N5									
W5\$ E18 S1 E12 N35\$.									

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							