

GREINERS ADDITION  
BLOCK 12 LOT 15 & E 1/2 OF 14  
DB 31 P 405 & OR 50 P 277

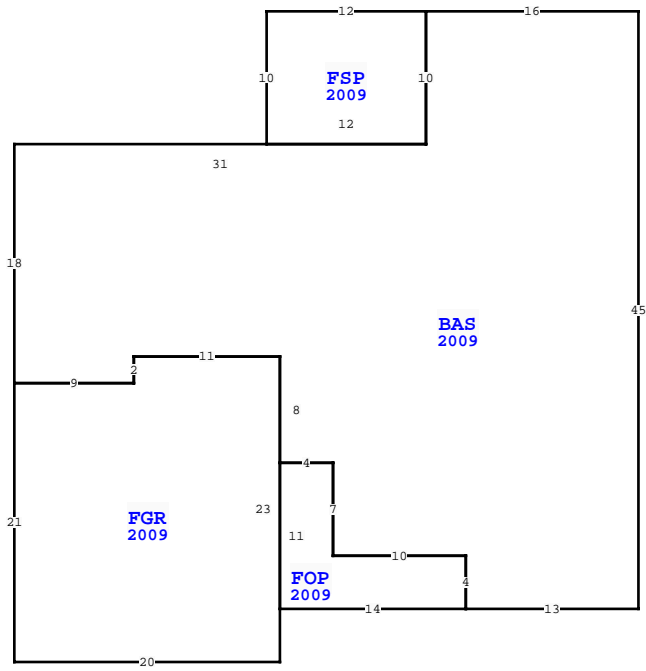
PHILLIPS BROOKS EARL/PHILLIPS TAMMY LYNN  
48 EVANS AVENUE  
CRAWFORDVILLE, FL 32327

**2024**

00-00-077-014-10505-015  
00-00-077-014-10505-015

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	90		
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	80		
Interior Floo	11	CLAY TILE	20		
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	1.100			
Fireplace	01	FIREPLACE	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	14.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	2009	1,359	158,083
FGR	442	50	2009	221	25,707
FOP	84	30	2009	25	2,909
FSP	120	55	2009	66	7,677
TOTALS	2,005			1,671	194,376

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: 1359	HX Base Yr 2010



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			194,376
TOTAL MARKET OB/XF VALUE			1,948
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			208,324
SOH/AGL Deduction			103,552
ASSESSED VALUE			104,772
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			54,772
TOTAL JUST VALUE			208,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,337
DC OR 1362 P 867 - KATHA DIANNE SOMERSET - DOD 6/1			
5 YR PRCL CK, PU XFOB			
5 YR PRCL CH, CORR FLR			
5 YR PRCL CH, CORR EXW & FLOOR, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009373	SFD-CO	0	05/07/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0870	5/29/2024	WD Q	Q	I	01	239,000
GRANTOR: SOMERSET LUEY W						
GRANTEE: PHILLIPS BROOKS EAR						
0800/0311	7/10/2009	WD Q	Q	I	01	158,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SOMERSET LUEY W. &						

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	37	16			592.00	100	2009	2009	3	39	1,385	
2	0211	CONCRETE W	0	100	12	3			36.00	100	2009	2009	3	39	84	
4	0955	PRIVACY FE	0	100	0	0			58.00	100	2009	2009	3	55	479	

TOTAL OB/XF													
48 EVANS AVE, CRAWFORDVILLE													
BLD DATE	10/28/2019	MMAK	LGL DATE	10/28/2019	MMAK								
XF DATE	10/28/2019	MMAK	LAND DATE	10/28/2019	MMAK								
INC DATE			AG DATE										

BUILDING NOTES													
BAS=[YR=2009] W16 FSP=[YR=2009] W12 S10 E12 N10\$ S10 W31 S18													
FGR=[YR=2009] S21 E20 N23 W11 S2 W9\$ E9 N2 E11 S8													
FOP=[YR=2009] S11 E14 N4 W10 N7 W4\$ E4 S7 E10 S4 E13 N45\$.													

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			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							