

GREINERS ADDITION
 BLOCK 14 LOTS 16,17 & 18
 DB 31 P 405 OR 50 P 277

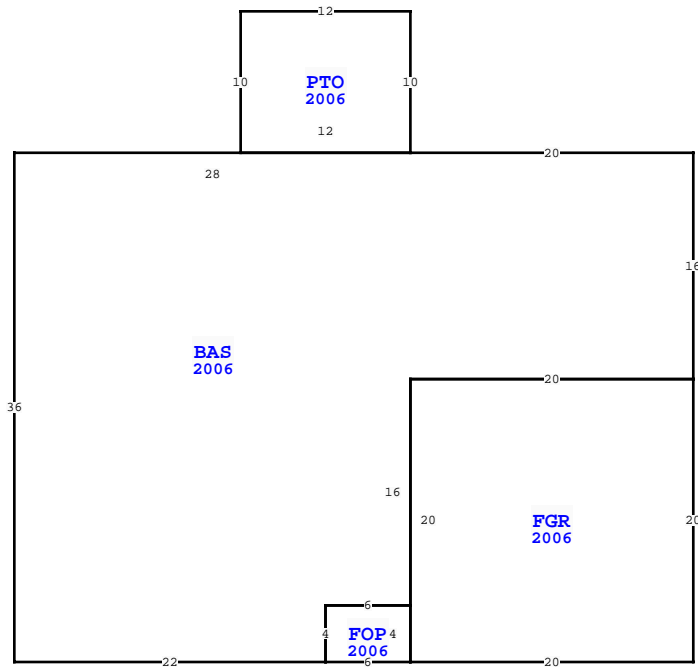
BOYD BROOKE GABRIELLE
 56 HOMAN POINT AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10507-016


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
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	
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	1,304	100	2006	1,304	152,434
FGR	400	50	2006	200	23,379
FOP	24	30	2006	7	818
PTO	120	5	2006	6	701
TOTALS	1,848			1,517	177,333

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,517	118.6000	140.84	213,654	2006	2006	0	0	17.00	83.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1304 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,333
TOTAL MARKET OB/XF VALUE			3,157
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			192,490
SOH/AGL Deduction			51,878
ASSESSED VALUE			140,612
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			90,612
TOTAL JUST VALUE			192,490
NCON VALUE			2,238
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,325
STAFF REVIEWED QUAL AND DETERMINED SFD SHOULD BE A			
5 YR PRCL CK, DEMO XFOB			
5 YR PRCL CH, PU XFOB LN 5, DEL XFOB LN 6			
ADD HX FOR 2019-BOYD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006168	SFD - CO 8/24/6	0	08/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1090/0467	10/29/2018	WD Q	Q	I	01	130,000
GRANTOR: COLEMAN RICHARD L II						
GRANTEE: BOYD BROOKE GABRIEL						
0725/0329	8/22/2007	WD Q	Q	I		153,000
GRANTOR: TDJ DEVELOPMENTS, LLC						
GRANTEE: COLEMAN RICHARD II						

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
2	0210	CONCRETE D	0	100	38	17			6.00	100	2006	2006	3	27	1,047	
3	0211	CONCRETE W	0	100	12	3			6.00	100	2006	2006	3	27	58	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2010	2010	3	60	2,052	
5	0700	PORT BLDG	0	100	10	6			0.00	100	2018	2018	3	90	0	

BLD DATE		10/30/2019	MMAK	LGL DATE	
XF DATE	07/17/2015	MMAK	LAND DATE	10/30/2019	MMAK
INC DATE			AG DATE		

BUILDING NOTES												
56 HOMAN POINT AVE, CRAWFORDVILLE												
BUILDING DIMENSIONS												
BAS=[YR=2006] W20 PTO=[YR=2006] N10 W12 S10 E12\$ W28 S36 E22 FOP=[YR=2006] E6 FGR=[YR=2006] E20 N20 W20 S20\$ N4 W6 S4\$ N4 E6 N16 E20 N16\$.												

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