

GREINERS ADDITION
BLOCK 14 LOT 24 & E 1/2 OF 23
DB 31 P 405 OR 50 P 277

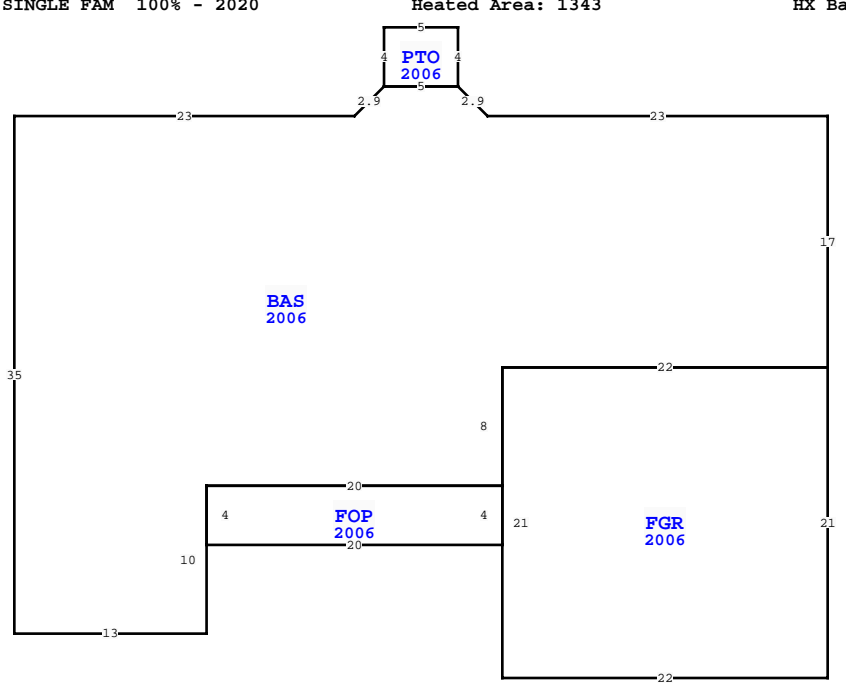
AGUIAR KATHRYN/AGUIAR VITOR
72 HOMAN POINT AVE
CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10507-024

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	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	1,343	100	2006	1,343	156,993
FGR	462	50	2006	231	27,003
FOP	80	30	2006	24	2,805
PTO	20	5	2006	1	117
TOTALS	1,905			1,599	186,918

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,599	118.6000	140.84	225,203	2006	2006	0	0	17.00	83.00	
1 SINGLE FAM			100% - 2020	Heated Area: 1343			HX Base Yr 2020					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,918
TOTAL MARKET OB/XF VALUE			2,557
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			201,475
SOH/AGL Deduction			54,822
ASSESSED VALUE			146,653
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			96,653
TOTAL JUST VALUE			201,475
NCON VALUE			2,360
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,146
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVERAGE			
ADD HX FOR 2020-AGUIAR			
5 YR PRCL CK, N/C			
PU CORR TRAV, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000553	RE-ROOF/SHINGLES-		08/08/2024
2006162	SFD - CO 9/15/6	0	01/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/0489	2/22/2019	WD Q	Q	I	01	133,000
GRANTOR: BROWN TYLER FRANCIS &						
GRANTEE: AGUIAR KATHRYN & VI						
0919/0809	8/19/2013	WD U	U	I	12	107,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: BROWN TYLER FRANCIS						

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	16	608.00	SF	6.00	6.00	100	2006	2006	3	27	985	
3	0211	CONCRETE W	0	100	19	4	76.00	SF	6.00	6.00	100	2006	2006	3	27	123	
4	0955	PRIVACY FE	0	100	0	0	138.00	LF	15.00	15.00	100	2012	2012	3	70	1,449	
TOTALS													2,557				

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							