

GREINERS ADDITION BLK 20
 LOTS 14,15 & 16 DB 31 P 405
 OR 50 P 277 OR 104 P

NICHOLS MATTHEW AUSTIN/NICHOLS NICOLE
 21 HOMAN POINT AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10515-040

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	14	CARPET	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms			3	100	
Bathrooms			2	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	1,505	100	2013	1,505	178,700
FGR	420	50	2013	210	24,935
FOP	66	30	2013	20	2,375
FSP	144	55	2017	79	9,380
TOTALS	2,135			1,814	215,389

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%	- 2024								
Heated Area: 1505						HX Base Yr 2024					
BLD DATE 09/26/2019 MMJT LGL DATE 09/26/2019 MMJT XF DATE 06/17/2013 FRSR LAND DATE AG DATE INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,389
TOTAL MARKET OB/XF VALUE			3,691
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			231,080
SOH/AGL Deduction			0
ASSESSED VALUE			231,080
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			181,080
TOTAL JUST VALUE			231,080
NCON VALUE			480
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201393	SFD-CO	0	02/13/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0473	9/22/2023	WD Q	Q	I	01	273,000
GRANTOR: COLLINS ALEXIS L & HO						
GRANTEE: NICHOLS MATTHEW AUS						
1097/0293	1/04/2019	WD Q	Q	I	01	169,000
GRANTOR: PEARSON SHERITHA L						
GRANTEE: COLLINS ALEXIS L						

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	40	16			640.00	100	2013	2013	3	57	2,189	
2	0211	CONCRETE W	0	100	0	0			52.00	100	2013	2013	3	57	178	
3	0955	PRIVACY FE	0	100	0	0			75.00	100	2013	2013	3	75	844	
4	0955	PRIVACY FE	0	100	0	0			32.00	100	2025	2024		100	480	

BUILDING NOTES											
21 HOMAN POINT AVE, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2013] W7 N5 W13 FSP=[YR=2017] W16 S9 E16 N9\$ S9 W16 N9 W12 S45 E14 N6 E9 FOP=[YR=2013] S2 E9 N8 W8 S6 W1\$ E1 N6 E8 FGR=[YR=2013] S13 E20 N21 W20 S8\$ N8 E16 N20\$.											

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							