

GREINERS ADDITION
 BLOCK 20 LOT 23 & 24
 DB 31 P 405 & OR 50 P 277

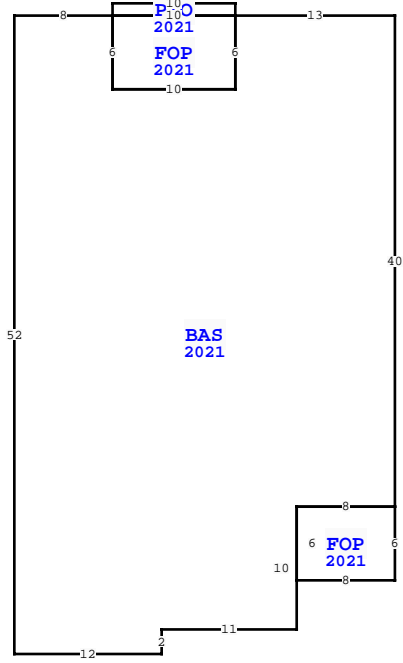
CORBETT ROBERT/CORBETT PHILICIA
 9 HOMAN POINT AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10515-049


BUILDING CHARACTERISTICS					
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	07	VYL PLANK 60			
Interior Floor	14	CARPET 40			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		4 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 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	1,434	100	2021	1,434	182,242
FOP	48	30	2021	14	1,780
FOP	60	30	2021	18	2,287
PTO	10	5	2021	0	0
TOTALS	1,552			1,466	186,309

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%	- 2022		190,111	2021	2021	0	0	2.00	98.00	
			Heated Area: 1434				HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,309
TOTAL MARKET OB/XF VALUE			6,023
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			204,332
SOH/AGL Deduction			57,919
ASSESSED VALUE			146,413
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			96,413
TOTAL JUST VALUE			204,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,919
5 YR PRCL CK PU XFOB (NW CH QUAL FROM FAIR TO AV			
PU NEW SFD; XFOB'S CO 7-22-21 MMLB			
5 YR PRCL CK, N/C			
COA PER TC OFFICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000200	SFD-CO	0	03/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0403	7/22/2021	WD Q	Q	V	01	175,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: CORBETT ROBERT & PH						
1183/0142	12/11/2020	WD Q	Q	V	05	13,000
GRANTOR: HOMAN JOHN						
GRANTEE: GOLDEN 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	34	20		6.00	6.00	100	2021	2021	3	93	3,794	
2	0211	CONCRETE W	0	100	14	5		6.00	6.00	100	2021	2021	3	93	391	
3	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2021	2021	3	98	1,838	
4	0700	PORT BLDG	0	0	0	0		0.00	0.00	100	2025	2023		98	0	
TOTAL OB/XF 6,023																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2021] W13 PTO=[YR=2021] N1 W10 S1 E10\$ FOP=[YR=2021] W10 S6 E10 N6\$ S6 W10 N6 W8 S52 E12 N2 E11 N10 E8 FOP=[YR=2021] W8 S6 E8 N6\$ N40\$.			

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			25.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							