

GREINERS ADDITION BLOCK 29
 LOT 20 & 21 OR 104 P 337
 OR 106 P 28 OR 428 P 65

MADDOX DREXAL MADDOX/MADDOX KAYRN RUTH
 62 BREWSTER RD
 CRAWFORDVILLE, FL 32327

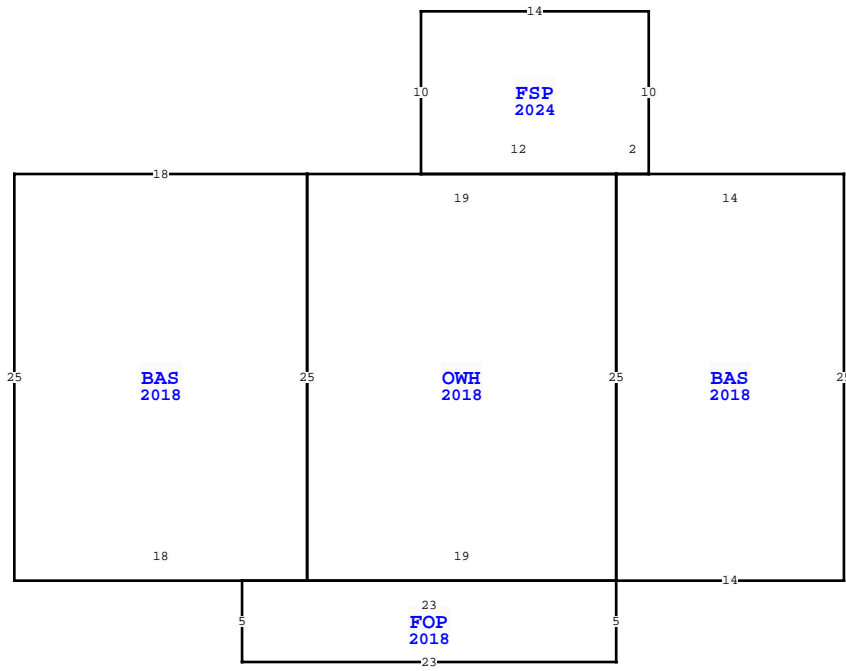
2024

00-00-077-014-10526-020



ELEMENT		CD	BUILDING CHARACTERISTICS		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 Floo	07	VYL	PLANK	70		
Interior Floo	14	CARPET	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		
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	350	100	2018	350	42,999	
BAS	450	100	2018	450	55,284	
FOP	115	30	2018	34	4,177	
FSP	140	55	2024	77	9,460	
OWH	475	100	2018	475	58,356	
TOTALS	1,530			1,386	170,276	

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: 1275			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		170,276				
TOTAL MARKET OB/XF VALUE		4,304				
TOTAL LAND VALUE - MARKET		24,000				
TOTAL MARKET VALUE		198,580				
SOH/AGL Deduction		0				
ASSESSED VALUE		198,580				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		148,580				
TOTAL JUST VALUE		198,580				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		134,569				
5 YR PRCL CK, CHG QUAL FAIR TO AVG, CHG TRAV DEMO						
22 PORT TO 01755-000 CHAVIANO						
PORT FROM ST JOHNS - GUERRERO						
SALES CH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B22-000346	SCREEN ROOM		05/27/2022			
18000620	SHED	0	06/06/2018			
17001099	SFD-CO	0	08/17/2017			
20071443	SFD-EXPIRED	0	10/18/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/0302	11/21/2023	WD Q	Q	I	01	239,900
GRANTOR: GUERRERO ORLANDO & JU						
GRANTEE: MADDOX DREXAL MADDOX						
1249/0526	1/25/2022	WD Q	Q	I	01	189,000
GRANTOR: CHAVIANO MARIKO NOEL						
GRANTEE: GUERRERO ORLANDO &						
BUILDING NOTES						
BUILDING DIMENSIONS						
OWH=[YR=2018;ORIG=-14,25] N25 W19 S25 E19 \$						
BAS=[YR=2018;ORIG=-33,25] N25 W18 S25 E18 \$						
BAS=[YR=2018;ORIG=0,0] W14 S25 E14 N25 \$						
FOP=[YR=2018;ORIG=-14,25] W23 S5 E23 N5 \$						
FSP=[YR=2024;ORIG=-12,-10] W14 S10 E12 E2 N10 \$						

EXTRA FEATURES															62 BREWSTER RD, CRAWFORDVILLE	
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	24	20			6.00	100	2018	2018	3	80	2,304	
2	0211	CONCRETE W	0	100	24	4			6.00	100	2018	2018	3	80	461	
3	0700	PORT BLDG	0	100	16	10			0.00	100	2018	2018	3	90	0	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	1,539	
TOTAL OB/XF 4,304																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			50.00	100.00	2.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	24,000							