

WEST POINT SUBD UNIT 3  
 LOTS 12,13,14  
 OR 31 P 813

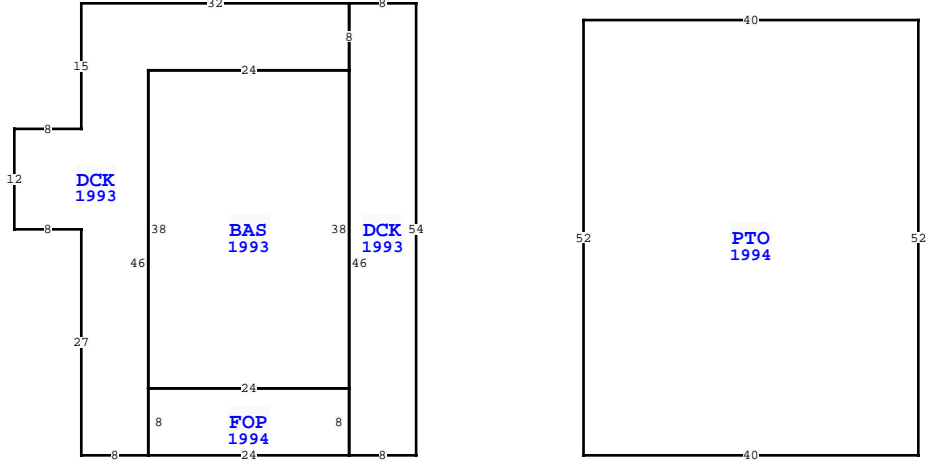
BROCK VIRGINIA T  
 48 BAYOU RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-121-072-12139-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	04	PILE WOOD 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	13	PREFAB PNL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Heating Type	02	CONVECTION 100	
Air Condition	02	WINDOW 100	
Bedrooms		2 100	
Bathrooms		1 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	72.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	912	100	1993
DCK	432	10	1993
DCK	720	10	1993
FOP	192	30	1994
PTO	2,080	5	1994
TOTALS	4,336		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	SINGLE FAM	100%	- 1990									
Heated Area: 912 HX Base Yr 1990												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,103
TOTAL MARKET OB/XF VALUE			2,246
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			193,849
SOH/AGL Deduction			113,232
ASSESSED VALUE			80,617
TOTAL EXEMPTION VALUE	HA HAB 13		80,617
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			193,849
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			193,810
5 YR PRCL CK , OWNER SAID THE BOTTOM AREA GOT FLOO			
5 YR PRCL CK, N/C			
DC OR 1366 P 441 JAMES BROCK			
IN FUTURE PAPER - CHG TRAV ADD PST, UOP, CHG QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00020	SEAWALL-CC		04/16/2024
21000978	REPL DECK RAILING	0	09/21/2021
18001291	RPLC STAIRS	0	11/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0052	8/08/2024	OD	U	I	19	100
GRANTOR: BROCK JAMES D ESTATE						
GRANTEE: BROCK VIRGINIA T						
0165/0622	6/01/1990	QC	U	I		100
GRANTOR:						
GRANTEE:						

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	0820	SEAWALL,WO	0	100	150	0			34.00	100	1994	1994	3	20	1,020	
2	0371	FLOATING D	0	100	12	12		20.00	20.00	100	1995	1995	3	20	576	
3	0360	BOATDOCK F	0	100	20	7		15.00	15.00	100	1995	1995	3	20	420	
4	0375	WOOD WALK	0	100	16	3		15.00	15.00	100	1995	1995	3	20	144	
5	0211	CONCRETE W	0	100	18	4		6.00	6.00	100	1993	1993	3	20	86	

BUILDING NOTES											
48 BAYOU RD, CRAWFORDVILLE											
BLD DATE 07/22/2019 MMSR LGL DATE 07/22/2019 MMSR											
XF DATE 07/22/2019 MMSR LAND DATE 07/22/2019 MMSR											
INC DATE											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 S38 FOP=[YR=1994] S8 E24 N8 W24\$ E24 N38\$											
DCK=[YR=1993] W24 S46 W8 N27 W8 N12 E8 N15 E32 S8\$											
DCK=[YR=1993] S46 E8 PTR=E20 PTO=[YR=1994] E40 N52 W40 S52\$											
W20\$ N54 W8 S8\$.											

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	000131	C	SFR CANAL	100			60.00	100.00	1.00	UT		1.00	1.00	1.50	55,000.00	82,500.00	82,500							
2	000131	C	SFR CANAL	100			60.00	100.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							