



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3.5 100
Story Height		0 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,583	166.0600	189.31	678,298	2008	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2938 HX Base Yr													

\*\* This building has 11 Sub-Areas  
61 WALKER CREEK DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			590,119	
TOTAL MARKET OB/XF VALUE			23,742	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			763,861	
SOH/AGL Deduction			0	
ASSESSED VALUE			763,861	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			763,861	
TOTAL JUST VALUE			763,861	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			772,019	
MM PRMT CK, N/C 6/20/23				
5YR CK NC MM PER DAILY REPORT				
INCR EYB 2008-2010 HVAC-CC 6-2022				
5 YR PRCL CK, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-000134	REPAIR 2 PORCHES-	0	03/06/2023	
OB22-000360	HVAC CHANGE OUT-C		06/01/2022	
20061834	SFD-CO	0	11/20/2006	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0079	7/03/2024	WD	U	I	30	100
GRANTOR: BROWNSTONE 235 LLC						
GRANTEE: MONTE CARMEN LAZARI						
1269/0732	6/07/2022	WD	Q	I	01	750,000
GRANTOR: GRAPPONE JOSEPH & BAR						
GRANTEE: BROWNSTONE 235 LLC						

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	0005	ELEVATOR	0	0	0			1.00	UT	29,000.00	29,000.00	100	2008	2008	3	70	20,300
2	0209	CONCRETE P	0	0	53	16		848.00	SF	8.00	8.00	100	2008	2008	3	34	2,307
3	0209	CONCRETE P	0	0	24	4		96.00	SF	8.00	8.00	100	2008	2008	3	34	261
4	0209	CONCRETE P	0	0	70	4		280.00	SF	8.00	8.00	100	2009	2009	3	39	874

TOTAL OB/XF														23,742										
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	0			50.00	174.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

BUILDING NOTES													
BLD DATE 05/17/2018 MMJT LGL DATE 05/17/2018 MMJT													
XF DATE 05/17/2018 MMJT LAND DATE 05/17/2018 MMJT													
INC DATE AG DATE													
BUILDING DIMENSIONS													
FUS=[YR=2008] W9 FOP=[YR=2008] N8 W17 S14 E17 N6\$ S6 W17 S8 FOP=[YR=2008] S6 W9 N6 E9\$ S6 W9 S22 E9 S7 E17 DCK=[YR=2008] E9 PTR= S20 FOP=[YR=2008] W9 N8 W17 S14 E17 S8 E9 BAS=[YR=2008] W9 N8 W17 S8 FOP=[YR=2008] W9 S6 E9 N6\$ S6 W9 S39 PTR= S20 UGR=[YR=2008] S29 E20 PTR= E20 FOP=[YR=2008] E13 N6 FEP=[YR=2008] N24 FOP=[YR=2008] N25 W25 S20 E18 S5 E7\$ W8 S8 W7 S5 E6 S8 W4 S3 E13\$ W13 S6\$ W20\$ N17 E2 N12 W22\$ N20\$ E13 N10 E22 N27 E2 N6 W2 N2\$ N14\$ N20\$ N9 W9 S9\$ N9 E9 N40\$.													

REVIEW DATE 06/20/2023 BY MMAW																													
Total Acres: 0.20						Total Land Value: 150,000						Market: 0						Agricultural: 0						Common: 150,000					