8-3S-1E P-32-3-M-71
PARCEL COMM AT SE COR OF SEC 8
OR 74 P 862 & OR 88 P 630

VARGAS KATERINA C
3804 BLOXHAM CUTOFF
CRAWFORDVILLE, FL 32327

2024

08-3S-01E-000-05065-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 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	09	PINE WOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

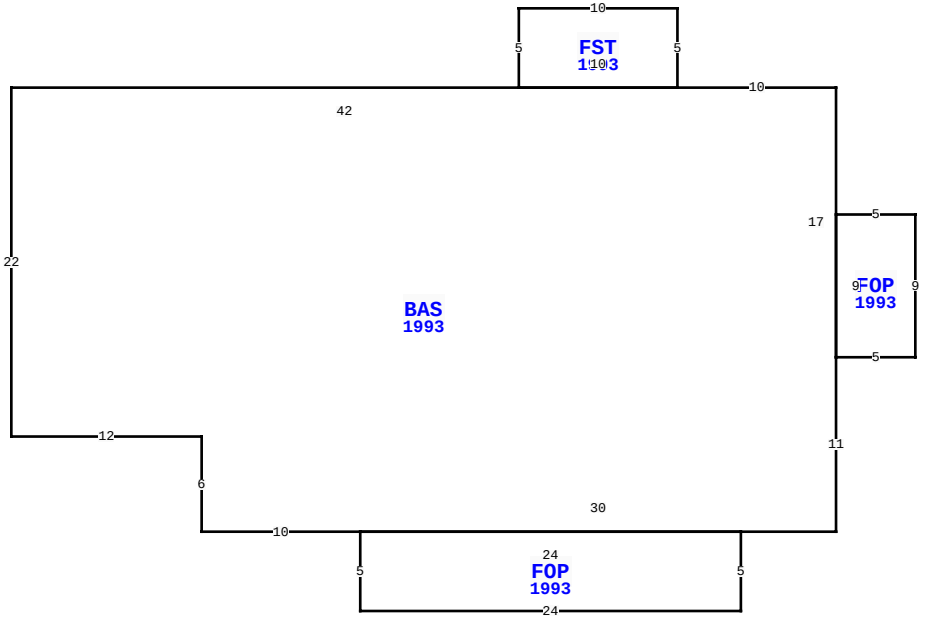
MAP NUM: 1 | MKT AREA: 09
NEIGHBORHOOD/LOC: 109.00 1.18/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	120,422
FOP	45	30	1993	14	1,218
FOP	120	30	1993	36	3,132
FST	50	55	1993	28	2,436
TOTALS	1,599			1,462	127,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	100.8000	113.00	165,206	1982	2000	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 1384 HX Base Yr 2020



BLD DATE	02/18/2022	JSJS	LGL DATE	
XF DATE	02/18/2022	JSJS	LAND DATE	03/07/2017 RTSR
INC DATE			AG DATE	

3804 BLOXHAM CUTOFF RD, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,209
TOTAL MARKET OB/XF VALUE		20,955
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		173,164
SOH/AGL Deduction		51,117
ASSESSED VALUE		122,047
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,047
TOTAL JUST VALUE		173,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,804

5 YR PRCL CH, N/C
2020 HX APPLIED - VARGAS
5 YR PRCL CH, CORR EXW, CORR DIMENS XFOB LN 5
FJ. PREV MAIL RTN BY PO. DL EXPIRED 2/2014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000017	MECH	0	01/15/2020
19000529	REROOF-CO	0	10/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/0526	9/30/2019	WD	U	I	18	102,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VARGAS KATERINA C						
1083/0620	8/09/2018	CT	U	I	12	0
GRANTOR: SHAW TAMMY						
GRANTEE: FEERAL NATIONAL MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FST=[YR=1993] N5 W10 S5 E10$ W42 S22 E12 S6 E10 FOP=[YR=1993] S5 E24 N5 W24$ E30 N11 FOP=[YR=1993] E5 N9 W5 S9$ N17$.

EXTRA FEATURES

LN	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	0220	POOL VINYL	0	100	40	20	800.00	SF	60.00	60.00	100	1987	1987	3	40	19,200	
2	0080	4' CHAINLI	0	100	190	0	190.00	LF	13.00	13.00	100	1987	1987	3	20	494	
3	0211	CONCRETE W	0	100	0	0	668.00	SF	6.00	6.00	100	1987	1987	3	20	802	
4	0620	WOOD UTL B	0	100	10	10	100.00	SF	6.00	6.00	100	2009	2009	3	39	234	
5	0955	PRIVACY FE	0	100	0	0	150.00	LF	15.00	15.00	100	2004	2004	3	10	225	

LAND DESCRIPTION

TOTAL OB/XF 20,955

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		0	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/18/2022 BY JSJS Total Acres: 0.96 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 04/22/2026 BY SYS