



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	176.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2017
DCK	12	10	2017
DCK	12	10	2017
TOTALS	2,132		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	02	2,110	112.5000	106.88	225,517	2017	2017	0	0	6.00	94.00																	
1 SINGLE FAM 0% - 2024 Heated Area: 2108 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/17/2017</th> <th>FRSR</th> <th>LGL DATE</th> </tr> <tr> <th>XF DATE</th> <th>03/16/2017</th> <th>RTJT</th> <th>LAND DATE</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td colspan="4">03/16/2017 RTJT</td> </tr> </tbody> </table>													BLD DATE	07/17/2017	FRSR	LGL DATE	XF DATE	03/16/2017	RTJT	LAND DATE	INC DATE			AG DATE	03/16/2017 RTJT			
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03/16/2017 RTJT																												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,986
TOTAL MARKET OB/XF VALUE			2,008
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			263,994
SOH/AGL Deduction			0
ASSESSED VALUE			263,994
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			263,994
TOTAL JUST VALUE			263,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,706
DC OR 1351 P 542 JOSEPH J KOSZELA			
5YR CK FR DEMO XFOB X2 PU XFOB PU EXW			
2022 HX CARD RETURNED; TEMPORARILY AWAY			
XFOB LN 1, PU XFOB LN 3, DEL XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000340	DCA-CO	0	04/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0288	4/03/2024	SA	U	I	19	100
GRANTOR: KOSZELA JOSEPH J ESTA						
GRANTEE: SADLER CHRISTINE RO						
0363/0739	9/29/1999	WD	Q	I		76,000
GRANTOR: KOSZELA JOSEPH J						
GRANTEE:						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0210	CONCRETE D	0	0	0	0	720.00	SF	6.00	6.00
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00

TOTAL OB/XF												
2,008												
34 CACTUS LN, CRAWFORDVILLE												

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W27 DCK=[YR=2017] N3 W4 S3 E4\$ W41 S31 E50									
DCK=[YR=2017] S3 E4 N3 W4\$ E18 N31\$.									

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							