LOT 2 BLOCK A PRESERVE AT WAKULLA STATION PB 6 P 24
OR 1156 P 784 OR 1271 P 721

FALLS PATRICK
18 BROOKS DR
CRAWFORDVILLE, FL 32327

2024

09-3S-01E-416-05086-A02

BUILDING CHARACTERISTICS

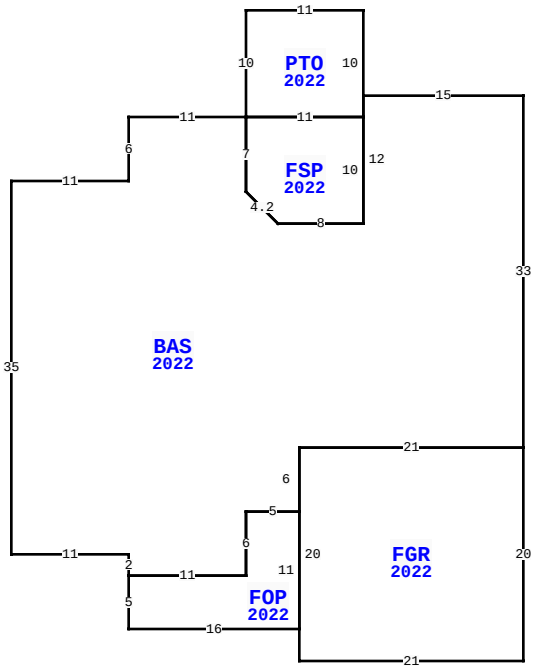
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1	MKT AREA 09
NEIGHBORHOOD/LOC	416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	2022	1,619	189,420
FGR	420	50	2022	210	24,570
FOP	110	30	2022	33	3,861
FSP	106	55	2022	58	6,785
PTO	110	5	2022	6	702
TOTALS	2,365			1,926	225,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	124.4000	118.18	227,615	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 1619 HX Base Yr 2023



18 BROOKS DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/01/2021 PB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,339
TOTAL MARKET OB/XF VALUE		14,346
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		299,685
SOH/AGL Deduction		0
ASSESSED VALUE		299,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,685
TOTAL JUST VALUE		299,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,128

SILCOX - NO SOH TO PORT OVER TO FLAGLER COUNTY

MM PU NEW SFD XFOB 0210X2 0211

PER NEW SUB #416 PRESERVE AT WAKULLA STATION

NEW PRCL FROM 05086-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001210	SFD 3/2 - CO	0	12/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0187	10/19/2023	WD	Q	I	01	385,000
GRANTOR: SILCOX JOSEPH & SHANN						
GRANTEE: FALLS PATRICK						
1271/0721	6/28/2022	WD	Q	I	01	305,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SILCOX JOSEPH & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S12 W8 L3 U3 N7 FSP=[YR=2022] S7 D3 R3 E8 N10 W11$ PTO=[YR=2022] E11 N10 W11 S10$ W11 S6 W11 S35 E11 S2 E11 N6 E5 FOP=[YR=2022] W5 S6 W11 S5 E16 N11$ N6 E21 FGR=[YR=2022] W21 S20 E21 N20$ N33$.

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	0210	CONCRETE D	0	100	158	12	1,896.00	SF	6.00	6.00	100	2022	2022	3	97	11,035	
2	0210	CONCRETE D	0	100	0	0	399.00	SF	6.00	6.00	100	2022	2022	3	97	2,322	
3	0211	CONCRETE W	0	100	34	5	170.00	SF	6.00	6.00	100	2022	2022	3	97	989	

LAND DESCRIPTION

TOTAL OB/XF 14,346

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		RR2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/06/2022 BY MMLW Total Acres: 2.08 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/29/2026 BY SYS