

WOODLAND PARK
OR 125 P.112
OR 248 P 738

LOTS 32 & 33
OR 209 P 592
OR 245 P 730

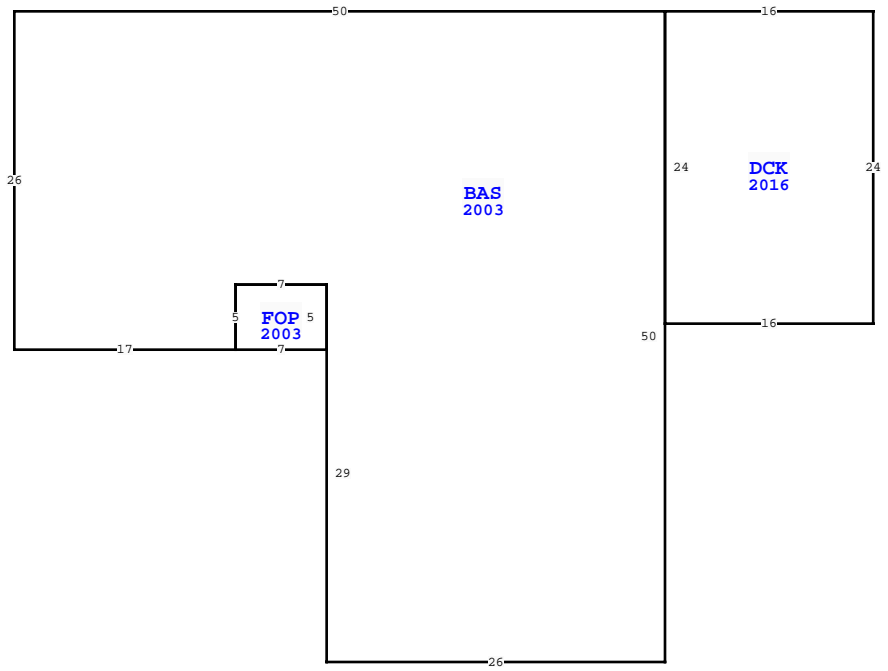
DIAS DAVID/DIAS KATHLEEN
73 WOODLAND DR
CRAWFORDVILLE, FL 32327

2024

13-4S-02W-206-01963-032

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	12	HARDWOOD 50			
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	5	MKT AREA 08			
NEIGHBORHOOD/LOC	206.00	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2003	1,889	222,496
DCK	384	10	2016	38	4,476
FOP	35	30	2003	10	1,178
TOTALS	2,308			1,937	228,149

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
Heated Area: 1889 HX Base Yr 2016											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	237,591			
TOTAL MARKET OB/XF VALUE	9,561			
TOTAL LAND VALUE - MARKET	13,500			
TOTAL MARKET VALUE	260,652			
SOH/AGL Deduction	125,745			
ASSESSED VALUE	134,907			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	84,907			
TOTAL JUST VALUE	260,652			
NCON VALUE	19,003			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	183,177			
FR 5YR CK 9/6/23; PU NEW TRAV & XFOBS				
REROOF EYB+4				
5 YR PRCL CH, N/C				
5 YR PRCL CH, PU UGR CARD 2				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22000622	RE-ROOF	0	10/01/2022	
17000157	METAL GARAGE-CO	0	02/15/2017	
29393	SFD	0	09/03/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0972/0040	4/27/2015	WD U	I 12	94,000
GRANTOR: CHRISTIANA TRUST A DI				
GRANTEE: DIAS DAVID & KATHLEEN				
0961/0490	12/10/2014	DF U	I 12	110,500
GRANTOR: MATTHEWS JOHN DAVID &				
GRANTEE: CHRISTIANA TRUST A				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2003] W50 S26 E17 N5 E7 FOP=[YR=2003] W7 S5 E7 N5\$ S29 E26 N50\$ DCK=[YR=2016] S24 E16 N24 W16\$.				

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
2	0625	PORT WD UT	0 100	10	20	200.00	SF	4.00	4.00	100	2024	2022	AV	97	0	
3	0940	OPEN SHED	0 100	8	20	160.00	SF	4.00	4.00	100	2024	2022	AV	97	621	
4	0620	WOOD UTL B	0 100	12	20	240.00	SF	6.00	6.00	100	2024	2022	AV	97	1,397	
5	0030	BARN, POLE	0 100	36	24	864.00	SF	9.00	9.00	100	2024	2022	AV	97	7,543	
TOTALS																

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	100			0.00	0.00	2.00	LT		1.00	1.00	0.45	15,000.00	6,750.00	13,500							

