

OLIVER'S WAKULLA TERRACE BLOCK
 B THE S1/2 OF LOT 10
 OR 522 P 60,64

VILLA CHRISTOPHER
 49 TERRACE LN
 CRAWFORDVILLE, FL 32327

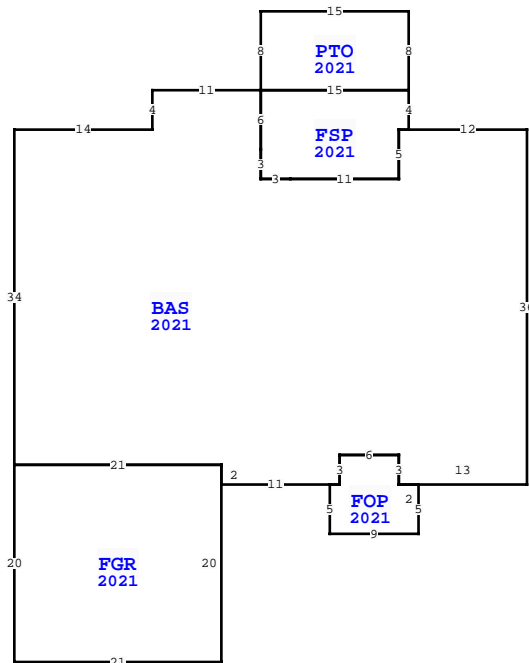
2024

16-3S-01E-068-05237-002



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		01		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2021	1,786	202,017
FGR	420	50	2021	210	23,753
FOP	63	30	2021	19	2,149
FSP	130	55	2021	72	8,144
PTO	120	5	2021	6	679
TOTALS	2,519			2,093	236,743

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%	- 2023								
Heated Area: 1786						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,743	
TOTAL MARKET OB/XF VALUE		2,902	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		254,645	
SOH/AGL Deduction		0	
ASSESSED VALUE		254,645	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		204,645	
TOTAL JUST VALUE		254,645	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,195	
COA PER NCOA REPORT			
PU SFD; XFOB PWR 9-13-21; CO 10/27/2021			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000415	SFD-CO	0	04/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/0866	3/17/2021	WD Q	Q	V	01	44,500
GRANTOR: MORALES MIGUEL AKA MO						
GRANTEE: VILLA CHRISTOPHER						
0675/0094	9/08/2006	WD Q	Q	V		45,000
GRANTOR: BAYLESS SHELLEY D						
GRANTEE: MORALES MIQUEL						

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	0210	CONCRETE D	0	100	20	20		400.00	SF	6.00	100	2021	2021	3	93	2,232
2	0211	CONCRETE W	0	100	30	4		120.00	SF	6.00	100	2021	2021	3	93	670

BLD DATE		11/03/2021	FRLH	LGL DATE	
XF DATE		11/03/2021	FRLH	LAND DATE	11/03/2021
INC DATE				AG DATE	FRLH

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W12 FSP=[YR=2021] N4 PTO=[YR=2021] N8 W15 S8 E15\$ W15 S6 S3 E3 E11 N5 E1\$ W1 S5 W11 W3 N3 N6 W11 S4 W14 S34 FGR=[YR=2021] S20 E21 N20 W21\$ E21 S2 E11 FOP=[YR=2021] S5 E9 N5 W2 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							