

SWEETWATER RIDGE BLOCK A
 LOT 4 OR 50 P 505
 OR 174 P 199 OR 183 P 809

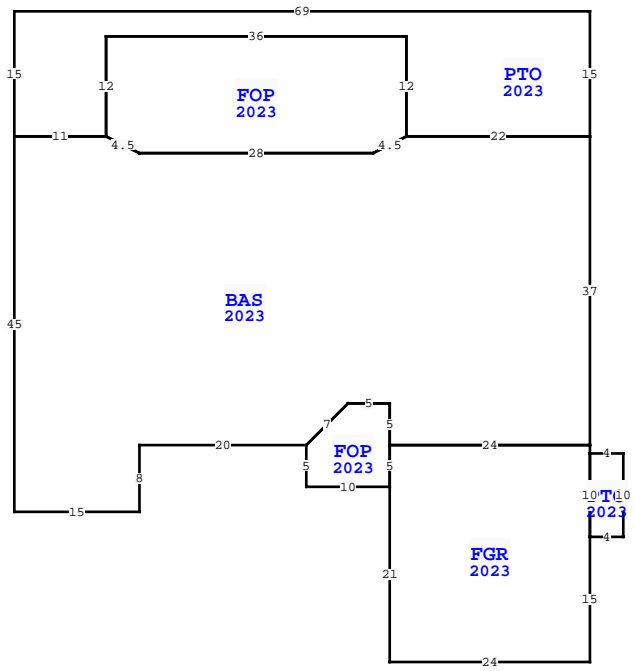
BEACHLER JULIE
 335 SWEETWATER CIRCLE
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-202-04437-A04

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
21	STONE 70				
17	CB STUCCO 30				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
07	VYL PLANK 90				
11	CLAY TILE 10				
10	10 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.1	1.100				
01	FIREPLACE 100				
	0 100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
NEIGHBORHOOD/LOC		202.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,572	100	2023	2,572	294,314
FGR	624	50	2023	312	35,702
FOP	88	30	2023	26	2,975
FOP	496	30	2023	149	17,050
PTO	40	5	2023	2	229
PTO	603	5	2023	30	3,433
TOTALS	4,423			3,091	353,703

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,091	120.4500	114.43	353,703	2023	2023	0	0	0.00	100.00
1 SINGLE FAM 100% - 2024 Heated Area: 2572 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		353,703	
TOTAL MARKET OB/XF VALUE		22,696	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		446,399	
SOH/AGL Deduction		121,200	
ASSESSED VALUE		325,199	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		275,199	
TOTAL JUST VALUE		446,399	
NCON VALUE		376,399	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,000	
FLYNN SAID THE PERMITTED POLE BARN WAS XF#3			
CHG TRAV DEMO FOP ADD FSP			
2024HX AND PORT WITHIN CO APPROVED			
FR PU NCON SFD & XFOBS 12-01-2023; LH 12/12/23			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000803	POLE BARN W/LEAN	0	08/09/2022
22000699	SFD-CO	0	07/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1122/0665	8/27/2019	WD Q	Q	V	01	85,000
GRANTOR: MCGEHEE THOMAS CHARLE						
GRANTEE: BEACHLER JULIE						
0951/0443	9/11/2014	WD Q	Q	V	01	55,000
GRANTOR: CAMPBELL JODY & BREND						
GRANTEE: MCGEHEE THOMAS CHAR						

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	0625	PORT WD UT	0	100	12	28	SF	0.00	0.00	100	2024	2008	AV	34	0	
2	0605	PORT VINYL	0	100	8	12	SF	0.00	0.00	100	2024	2008	AV	34	0	
3	0051	CARPORT UN	0	100	40	26	SF	12.00	12.00	100	2024	2022	AV	98	12,230	
4	0210	CONCRETE D	0	100	9	26	SF	6.00	6.00	100	2024	2022	AV	97	1,362	
5	0250	ASPHALT AV	0	100	0	0	SF	2.00	2.00	100	2024	2023	AV	100	6,704	
6	0210	CONCRETE D	0	100	20	20	SF	6.00	6.00	100	2024	2023	AV	100	2,400	

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	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/21/2019 JB											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=24,30] W11 S45 E15 N8 E20 U5R5 E5 S5 E24 N37 W22 D2L4 W28 U2L4 \$											
FOP=[YR=2023;ORIG=60,30] N12 W36 S12 D2R4 E28 U2R4 \$											
PTO=[YR=2023;ORIG=13,15] S15 E11 N12 E36 S12 E22 N15 W69 \$											
FOP=[YR=2023;ORIG=48,67] S5 E10 N5 N5 W5 D5L5 \$											
FGR=[YR=2023;ORIG=58,67] S5 S21 E24 N15 N10 N1 W24 \$											
PTO=[YR=2023;ORIG=82,68] E4 S10 W4 N10 \$											

TOTAL OB/XF											
22,696											