

LAKE ELLEN PARK SOUTHERLY 4.67  
AC OF LOT 14  
OR 820 P 182

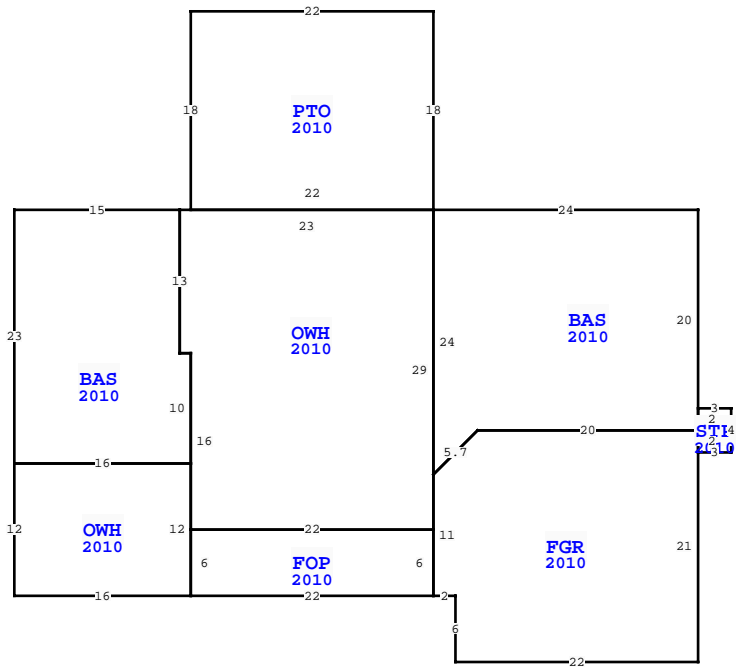
BROWN ADRIENNE R/AUER JUSTIN M  
71 EAGLES NEST LANE  
CRAWFORDVILLE, FL 32327-4135

2024

24-4S-02W-192-02077-26C

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	20	FACE BRICK	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	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	01
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
	TOT ADJ AREA		SUBAREA MARKET VALUE
BAS	355	100	2010
	355		33,977
BAS	488	100	2010
	488		46,706
FGR	484	50	2010
	242		23,161
FOP	132	30	2010
	40		3,828
OWH	192	100	2010
	192		18,376
OWH	651	100	2010
	651		62,307
PTO	396	5	2010
	20		1,914
STP	12	10	2010
	1		96
TOTALS	2,710		1,989
			190,365

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%	- 2019								
Heated Area: 1686						HX Base Yr 2019					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		190,365	
TOTAL MARKET OB/XF VALUE		2,348	
TOTAL LAND VALUE - MARKET		44,365	
TOTAL MARKET VALUE		237,078	
SOH/AGL Deduction		65,652	
ASSESSED VALUE		171,426	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		121,426	
TOTAL JUST VALUE		237,078	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		238,884	
PEREZ PORTED 2018 VALUES/05401-018/2020			
5 YR PRCL CK, N/C			
ADD HX/PORT FOR 2019/BROWN/AUER			
RCVD DR501R FROM ORANGE CO- BROWN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010566	GAS	0	07/13/2010
2010401	SFD-CO	0	06/09/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/0821	5/09/2018	WD Q	Q	I	01	245,000
GRANTOR: PEREZ EVAN TRAVIS & C						
GRANTEE: BROWN ADRIENNE R &						
0820/0182	3/08/2010	WD Q	Q	V	01	50,000
GRANTOR: HOCH MANAGEMENT COMPA						
GRANTEE: PEREZ EVAN TRAVIS &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	21	12			6.00	100	2010
2	0211	CONCRETE W	0	100	56	4			6.00	100	2010
3	0700	PORT BLDG	0	100	20	10			8.00	100	2008

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
1	000100	C	SFR	100			0.00	0.00	4.67	AC	1.00

BUILDING NOTES						
71 EAGLE NEST LN, CRAWFORDVILLE						
BLD DATE 04/30/2019 MMJT LGL DATE 04/30/2019 MMJT						
XF DATE 04/30/2019 MMJT LAND DATE 04/30/2019 MMJT						
INC DATE AG DATE						

BUILDING DIMENSIONS											
BAS=[YR=2010] W24 PTO=[YR=2010] N18 W22 S18 E22\$											
OWH=[YR=2010] W23 S13 E1 S16 E22 N29\$ S24 R4 U4 E20											
FGR=[YR=2010] W20 L4 D4 S11 FOP=[YR=2010] N6 W22 S6											
OWH=[YR=2010] N12 W16 BAS=[YR=2010] E16 N10 W1 N13 W15 S23\$											
S12 E16\$ E22\$ E2 S6 E22 N21\$ STP=[YR=2010] S2 E3 N4 W3 S2\$ N20\$.											

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	% 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	4.67	AC	1.00	1.00	1.00	9,500.00	9,500.00	44,365							