

SAVANNAH FOREST LOT 32
 OR 849 P 395 OR 860 P 684
 OR 960 P 327

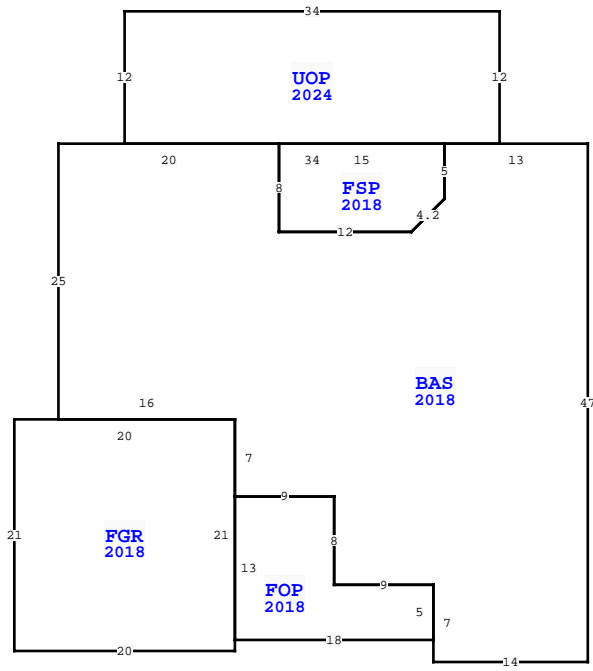
NICOLL TREVOR/NICOLL STACY B
 129 SAVANNAH FOREST CIR
 CRAWFORDVILLE, FL 32327

2024

25-3S-02W-332-01601-032

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	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	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,591	100	2018
FGR	420	50	2018
FOP	162	30	2018
FSP	116	55	2018
UOP	408	20	2024
TOTALS	2,697		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,996	117.1000	111.24	222,035	2018	2018	0	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1591 HX Base Yr 2019													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		210,933				
TOTAL MARKET OB/XF VALUE		8,919				
TOTAL LAND VALUE - MARKET		30,000				
TOTAL MARKET VALUE		249,852				
SOH/AGL Deduction		35,043				
ASSESSED VALUE		214,809				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		164,809				
TOTAL JUST VALUE		249,852				
NCON VALUE		11,805				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		244,728				
2 XFOBS WERE KEYED ON WRONG PARCEL - MADE CORRECTI						
MM 5 YR CK 5/31/23 - PU UOP IN NEW TRV.						
ADDRESS CLEAN UP - MV TO LN 1						
SENT ACCESS LETTER						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17001674	SFD-CO	0	12/12/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/0035	6/15/2018	WD Q	Q	V	01	215,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: NICOLL TREVOR & STA						
0960/0327	1/12/2015	WD Q	Q	V	05	120,000
GRANTOR: SAVANNAH FOREST LLC						
GRANTEE: GOLDEN CONSTRUCTION						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2018;ORIG=0,0] W13 S5 D3L3 W12 N8 W20 S25 E16 S7 E9 S8 E9 S7 E14 N47 \$						
FGR=[YR=2018;ORIG=-32,25] W20 S21 E20 N21 \$						
FOP=[YR=2018;ORIG=-14,40] W9 N8 W9 S13 E18 N5 \$						
FSP=[YR=2018;ORIG=-28,8] E12 U3R3 N5 W15 S8 \$						
UOP=[YR=2024;ORIG=-42,0] N12 E34 S12 W34 \$						

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	68	20			6.00	100	2018	2018	3	80	6,528	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2018	2018	3	80	168	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	2,223	
TOTALS														1,996	210,933	

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							