

LAKE ELLEN PROPER
BLOCK C LOT 33
OR 62 P 38 & OR 78 P 349

CASH CHERYL A
39 JOHN DAVID DRIVE
CRAWFORDVILLE, FL 32327

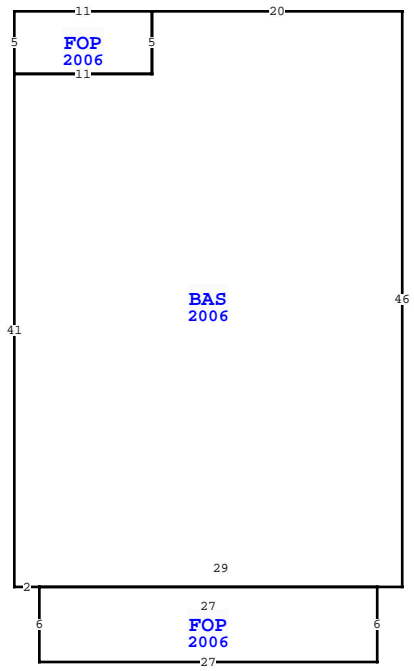
2024

26-4S-02W-108-02183-036



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	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	08
NEIGHBORHOOD/LOC	108.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,371	100	2006
FOP	55	30	2006
FOP	162	30	2006
TOTALS	1,588		

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%	- 2022									
				Heated Area: 1371				HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,804
TOTAL MARKET OB/XF VALUE			4,579
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			187,883
SOH/AGL Deduction			58,849
ASSESSED VALUE			129,034
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			79,034
TOTAL JUST VALUE			187,883
NCON VALUE			3,191
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,954
MM 5YR CK 6/14/23; PU/DEMO XFOBS			
INCR EYB 2006 - 2010 REROOF CC OB23-604			
5 YR PRCL CK, CHG QUAL			
DEL XFOB LN 6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000604	RE-ROOF/SHINGLES-		11/28/2023
2006430	SFD - CO 10/5/6	0	03/08/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1160/0664	7/17/2020	WD Q	I 01
		SALE PRICE	112,700
GRANTOR: TRIFECTA PROPERTY MAN			
GRANTEE: CASH CHERYL A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W20 FOP=[YR=2006] W11 S5 E11 N5\$ S5 W11 S41 E2 FOP=[YR=2006] S6 E27 N6 W27\$ E29 N46\$.			

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
1	0210	CONCRETE D	0	100	20	20			6.00	100	2006	2006
2	0211	CONCRETE W	0	100	10	3	SF	6.00	6.00	100	2006	2006
5	0700	PORT BLDG	0	100	12	10	SF	8.00	8.00	100	2009	2009
7	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2024	2020
8	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2024	2023
TOTAL OB/XF 4,579												

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500								