THE FLOWERS PHASE I
LOT 5 OR 649 P 283
OR 646 P 363 OR 729 P 601

ARNOLD KELVIN DEMETRIS/ARNOLD SABRINA
60 VIOLET LN
CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-005

BUILDING CHARACTERISTICS

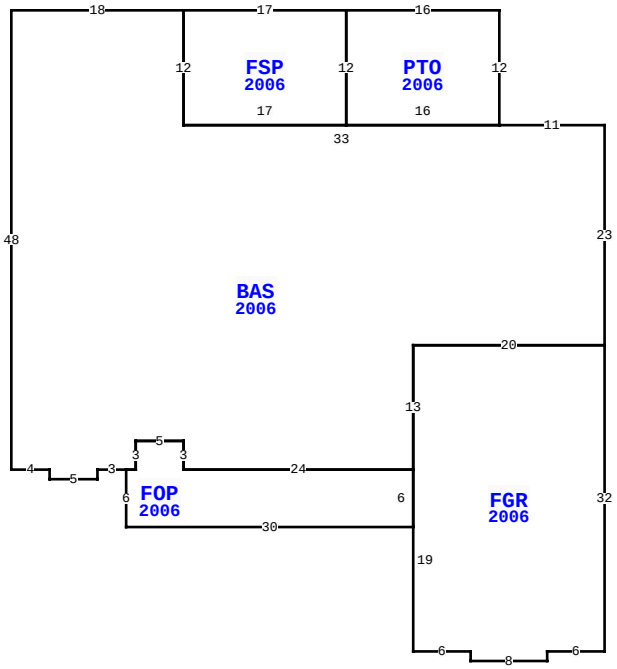
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	337.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	2006	2,178	213,494
FGR	648	50	2006	324	31,759
FOP	195	30	2006	58	5,685
FSP	204	55	2006	112	10,979
PTO	192	5	2006	10	980
TOTALS	3,417			2,682	262,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	118.6000	112.67	302,181	2006	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2019 Heated Area: 2178 HX Base Yr 2019



60 VIOLET LN, CRAWFORDVILLE

BLD DATE	06/21/2018	MMTP	LGL DATE	01/04/2020	JB
XF DATE	06/21/2018	MMTP	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,897
TOTAL MARKET OB/XF VALUE		8,660
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		321,557
SOH/AGL Deduction		36,966
ASSESSED VALUE		284,591
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,591
TOTAL JUST VALUE		321,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,881

MM 5 YR CK, PU XFOB.

5 YR PRCL CHK PU SF XFOB LN2 PU LN 6

CORRECT SSN

ADDED HX FOR 2019/ARNOLD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000687	WATER HEATER	0	06/25/2018
2006674	SFD - CO	0	04/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/0245	7/06/2018	WD	U	I	12	259,900
GRANTOR: FEDERAL NATIONLA MORT						
GRANTEE: ARNOLD KELVIN DEMET						
1065/0635	2/08/2018	CT	U	I	38	0
GRANTOR: CLERK OF COURT - KAMA						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 PTO=[YR=2006] N12 W16 FSP=[YR=2006] W17 S12 E17 N12$ S12 E16$ W33 N12 W18 S48 E4 S1 E5 N1 E3
FOP=[YR=2006] S6 E30 N6 W24 N3 W5 S3 W1$ E1 N3 E5 S3 E24
FGR=[YR=2006] S19 E6 S1 E8 N1 E6 N32 W20 S13$ N13 E20 N23$.

EXTRA FEATURES

LN	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
2	0210	CONCRETE D	0	100	102	12	1,224.00	SF	6.00	6.00	100	2006	2006	3	67	4,920	
3	0211	CONCRETE W	0	100	73	4	292.00	SF	6.00	6.00	100	2006	2006	3	67	1,174	
4	0955	PRIVACY FE	0	100	0	0	110.00	LF	15.00	15.00	100	2006	2006	3	30	495	
5	0955	PRIVACY FE	0	100	0	0	116.00	LF	15.00	15.00	100	2007	2007	3	40	696	
6	0210	CONCRETE D	0	100	0	0	342.00	SF	6.00	6.00	100	2006	2006	3	67	1,375	
7	0625	PORT WD UT	0	100	14	10	140.00	SF	0.00	0.00	100	2021	2021	3	93	0	

LAND DESCRIPTION

TOTAL OB/XF 8,660

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	50,000.00	50,000.00	50,000							

REVIEW DATE 11/01/2022 BY MMLA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS