

THE FLOWERS PHASE I  
 LOT 22 OR 837 P 318  
 OR 837 P 321 OR 1003 P 747

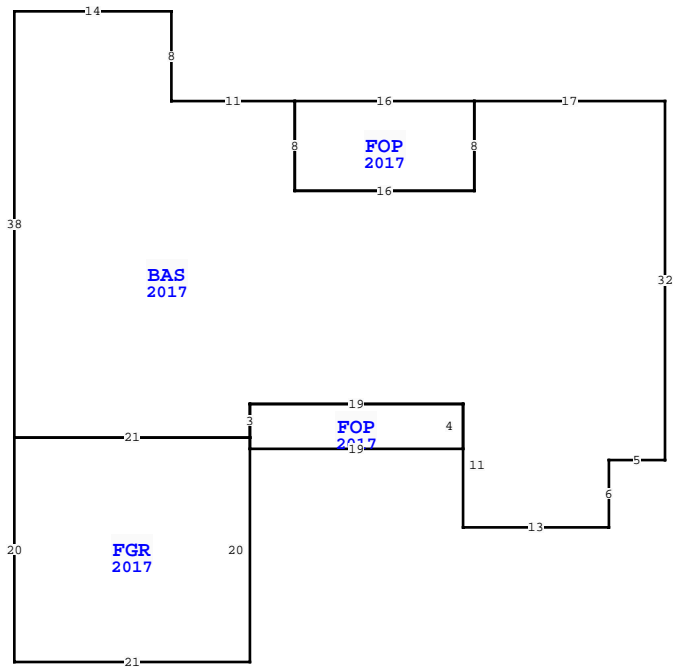
DAWKINS ANTONIO/WILSON MIESHA  
 175 NANDINA WAY  
 CRAWFORDVILLE, FL 32327

**2024**

31-2S-01W-337-04177-022

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE	20		
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		
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	1,781	100	2017	1,781	190,216
FGR	420	50	2017	210	22,428
FOP	76	30	2017	23	2,456
FOP	128	30	2017	38	4,059
TOTALS	2,405			2,052	219,159

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%	- 2018								
					Heated Area: 1781			HX Base Yr 2018			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		219,159	
TOTAL MARKET OB/XF VALUE		49,214	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		318,373	
SOH/AGL Deduction		32,144	
ASSESSED VALUE		286,229	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		236,229	
TOTAL JUST VALUE		318,373	
NCON VALUE		37,504	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,632	
ADDRESS CLEAN UP MV TO LN 1			
MM PRMT CK - PUCK XFOBS. CC 03/31/2023			
MM 5 YR CK, CH EXW, PU XFOBS.			
ADD HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00032	POOL-CC	0	09/20/2022
16001223	SFD-CO	0	12/14/2016
20071420	SFD-EXPIRED	0	10/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/0594	4/27/2017	WD Q	Q	I	01	241,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: DAWKINS ANTONIO & W						
1003/0747	6/23/2016	WD Q	Q	V	01	27,500
GRANTOR: BOYNTON FLOWERS LLC						
GRANTEE: SOUTHERN CONSTRUCTI						

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	112	12			6.00	100	2017	2017	3	76	6,129	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2017	2017	3	76	388	
3	0211	CONCRETE W	0	100	62	3			6.00	100	2017	2017	3	76	848	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	3,157	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2022	2022	3	99	1,188	
6	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2020	AV	97	4,452	
7	0625	PORT WD UT	0	100	12	12			0.00	100	2024	2021	AV	93	0	
8	0060	DECK WOOD	0	100	16	10			5.00	100	2024	2021	AV	98	784	
9	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023	AV	100	180	
10	0209	CONCRETE P	0	100	0	0			8.00	100	2024	2023	AV	100	6,608	

TOTAL OB/XF																								
23,734																								
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	50,000.00	50,000.00	50,000							

LAND DESCRIPTION									
175 NANDINA WAY, CRAWFORDVILLE									
BLD DATE		04/26/2017		MMSR		LGL DATE			
XF DATE		04/26/2017		MMSR		LAND DATE		01/04/2020	
INC DATE						AG DATE			

BUILDING NOTES									
BAS=[YR=2017] W17 S8 W16 FOP=[YR=2017] E16 N8 W16 S8\$ N8 W11 N8 W14 S38 E21 FGR=[YR=2017] W21 S20 E21 N20\$ FOP=[YR=2017] S1 E19 N4 W19 S3\$ N3 E19 S11 E13 N6 E5 N32\$.									

