THE FLOWERS PHASE I
LOT 47
PLAT BOOK 4 PAGE 49

VAUSE BOBBY CHARLES III/VAUSE BRITTANY BLAKESLEE
12 GERANIUM TRACE
CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-047

BUILDING CHARACTERISTICS

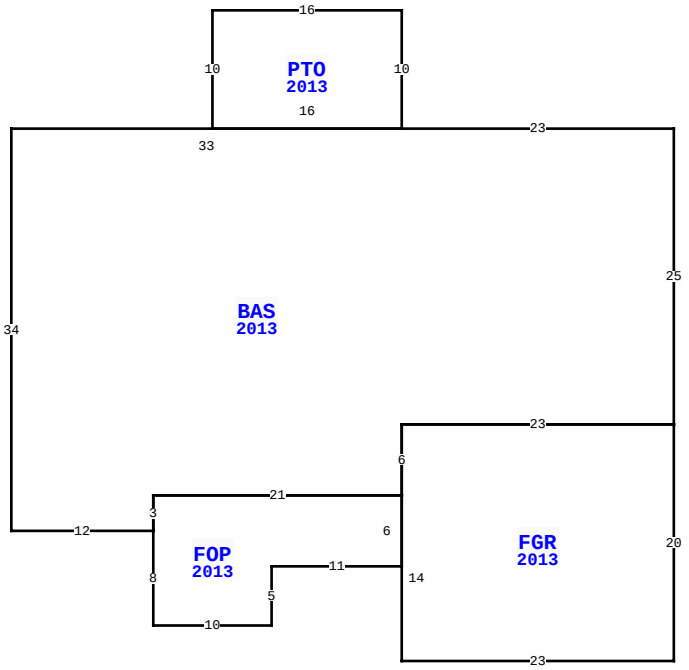
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
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	1,634	100	2013	1,634	159,266
FGR	460	50	2013	230	22,418
FOP	176	30	2013	53	5,166
PTO	160	5	2013	8	779
TOTALS	2,430			1,925	187,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	114.0000	108.30	208,478	2013	2013	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2014 Heated Area: 1634 HX Base Yr 2014



12 GERANIUM TRCE, CRAWFORDVILLE

BLD DATE	01/31/2019	MMAK	LGL DATE	01/31/2019	MMAK
XF DATE	01/31/2019	MMAK	LAND DATE		
INC DATE			AG DATE		

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
1	0210	CONCRETE D	0	100	0	0	1,609.00	SF	6.00	6.00	100	2013	2013	3	67	6,468	
2	0211	CONCRETE W	0	100	59	4	236.00	SF	6.00	6.00	100	2013	2013	3	67	949	
4	0955	PRIVACY FE	0	100	0	0	407.00	LF	15.00	15.00	100	2018	2018	3	95	5,800	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,630
TOTAL MARKET OB/XF VALUE		13,217
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,847
SOH/AGL Deduction		69,295
ASSESSED VALUE		181,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,552
TOTAL JUST VALUE		250,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,499

5 YR PRCL CH, CHG HTTP, PU XFOB LN 3 & 4

ADD HX FOR 2014

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013273	SFD-CO	0	05/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/0200	11/27/2013	WD	Q	I	01	166,900
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: VAUSE BOBBY CHARLES						
0907/0684	4/11/2013	WD	Q	V	01	19,500
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: HARTSFIELD CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W23 PTO=[YR=2013] N10 W16 S10 E16$ W33 S34 E12 FOP=[YR=2013] S8 E10 N5 E11 N6 W21 S3$ N3 E21 FGR=[YR=2013] S14 E23 N20 W23 S6 $ N6 E23 N25$.

LAND DESCRIPTION

TOTAL OB/XF 13,217

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 01/31/2019 BY MMAK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/29/2026 BY SYS