

THE FLOWERS PHASE I
 LOT 67 OR 837 P 318
 OR 837 P 321 OR 1004 P 119

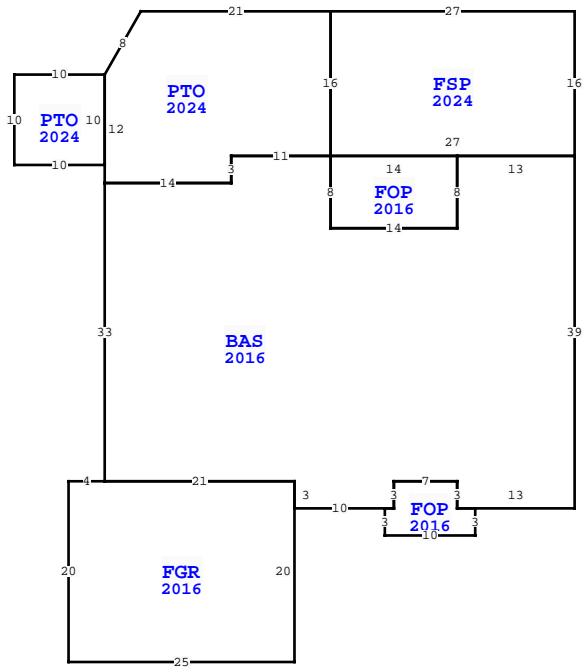
NEWMAN RICKY/NEWMAN CYNTHIA
 14 LILAC LN
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-067


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	21	STONE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		50	
Interior Floor	14	CARPET		50	
Ceiling	09	9 FT		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		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	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	1,790	100	2016	1,790	186,297
FGR	500	50	2016	250	26,020
FOP	51	30	2016	15	1,561
FOP	112	30	2016	34	3,539
FSP	432	55	2024	238	24,771
PTO	100	5	2024	5	521
PTO	428	5	2024	21	2,186
TOTALS	3,413			2,353	244,891

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%	- 2023								
Heated Area: 1790						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	244,891		
TOTAL MARKET OB/XF VALUE	14,047		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	308,938		
SOH/AGL Deduction	0		
ASSESSED VALUE	308,938		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	258,938		
TOTAL JUST VALUE	308,938		
NCON VALUE	31,556		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	269,579		
PU XFOB 0955			
BROOKS - PORT TO LEE COUNTY			
MM PRMT CK PU FSP & PTO, PU XFOBS, DEMO XFOB 5/31			
5 YR PRCL CH, CHG EXW, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00036	SCREEN ROOM-CC	0	11/17/2022
16000599	SFD-CO	0	06/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0246	6/27/2022	WD Q	Q	I	01	360,000
GRANTOR: BROOKS KENDALL ALLEN						
GRANTEE: NEWMAN RICKY & CYNT						
1014/0125	10/07/2016	WD Q	Q	I	01	225,600
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: BROOKS KENDALL ALLE						

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	0	0			6.00	100	2016	2016	3	72	6,813	
2	0211	CONCRETE W	0	100	61	4			6.00	100	2016	2016	3	72	1,054	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023	AV	100	3,360	
5	0211	CONCRETE W	0	100	20	6			6.00	100	2024	2023	AV	100	720	
6	0625	PORT WD UT	0	100	12	8			0.00	100	2024	2020	AV	89	0	
7	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023		100	2,100	

BLD DATE		07/24/2019	MMAK	LGL DATE	
XF DATE		07/24/2019	MMAK	LAND DATE	07/24/2019
INC DATE				AG DATE	
14 LILAC LN, CRAWFORDVILLE					

BUILDING NOTES						
BAS=[YR=2016;ORIG=0,0] W13 S8 W14 N8 W11 S3 W14 S33 E21 S3 E10 E1 N3 E7 S3 E13 N39 \$						
FGR=[YR=2016;ORIG=-52,36] W4 S20 E25 N20 W21 \$						
POP=[YR=2016;ORIG=-13,0] W14 S8 E14 N8 \$						
FOP=[YR=2016;ORIG=-21,39] S3 E10 N3 W2 N3 W7 S3 W1 \$						
PTO=[YR=2024;ORIG=-48,-16] E21 S16 W11 S3 W14 N12 U7R4 \$						
FSP=[YR=2024;ORIG=-27,-16] E27 S16 W27 N16 \$						
PTO=[YR=2024;ORIG=-62,-9] E10 S10 W10 N10 \$						

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	50,000.00	50,000.00	50,000							