

THE FLOWERS PHASE I LOT 145
 OR 837 P 318 OR 837 P 321
 OR 932 P 662 OR 946 P 799

CUTCHIN JENNIFER POLAND/PEREZ ANGEL P
 233 NANDINA WAY
 CRAWFORDVILLE, FL 32327

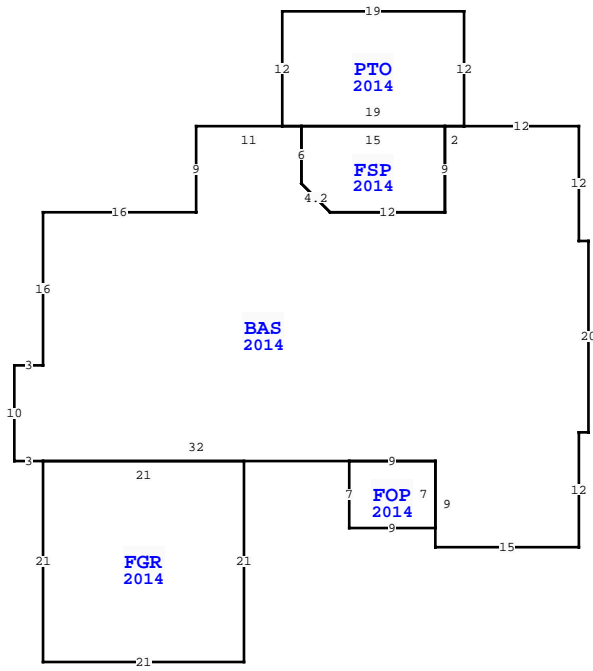
2024

31-2S-01W-337-04177-145



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	10	LAMINATED	50		
Interior Floo	14	CARPET	50		
Ceiling	06	Trey/Crown	80		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		9	100		
Fireplace	01	FIREPLACE	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	1,871	100	2014	1,871	246,803
FGR	441	50	2014	220	29,020
FOP	63	30	2014	19	2,506
FSP	131	55	2014	72	9,497
PTO	228	5	2014	11	1,451
TOTALS	2,734			2,193	289,277

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,193	150.9300	143.38	314,432	2014	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2024 Heated Area: 1871 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	289,277		
TOTAL MARKET OB/XF VALUE	15,083		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	354,360		
SOH/AGL Deduction	87,243		
ASSESSED VALUE	267,117		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	212,117		
TOTAL JUST VALUE	354,360		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	274,676		
PRMT CK, ADDITION, CHG TRAV AS FUTURE PAPER.			
ALREADY BEEN PICKED UP) CORR TRAV			
5 YR PRCL CH, PU XFOB LN 5-7, (LN 4 HAD			
5 YR PRCL CHK PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000021	ADDITION		01/30/2024
OBN23-00036	IN-GROUND POOL-CC	0	08/31/2023
B19-000317	SHED-CC	0	03/15/2019
2014505	GAS	0	06/18/2014
2014158	SFD-CO	0	02/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0609	5/30/2023	WD Q	Q	I	01	381,400
GRANTOR: MICK JOSHUA KEITH & A						
GRANTEE: CUTCHIN JENNIFER PO						
0946/0799	7/14/2014	WD Q	Q	I	01	225,000
GRANTOR: BRIDGEWATER BUILDERS,						
GRANTEE: MICK JOSHUA KEITH &						

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	1,716.00	SF	6.00	6.00	100	2014	2014	3	67	6,898	
2	0211	CONCRETE W	0	100	0	0	292.00	SF	6.00	6.00	100	2014	2014	3	67	1,174	
4	0955	PRIVACY FE	0	100	0	0	289.00	LF	15.00	15.00	100	2016	2016	3	87	3,771	
5	0210	CONCRETE D	0	100	12	10	120.00	SF	6.00	6.00	100	2019	2019	3	85	612	
6	0620	WOOD UTL B	0	100	16	12	192.00	SF	6.00	6.00	100	2019	2019	3	85	979	
7	0730	FINISHED O	0	100	16	8	128.00	SF	14.00	14.00	100	2019	2019	3	92	1,649	

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							