

THE FLOWERS PHASE I LOT 167
 OR 837 P 318 OR 837 P 321
 OR 978 P 480 OR 1034 P 111

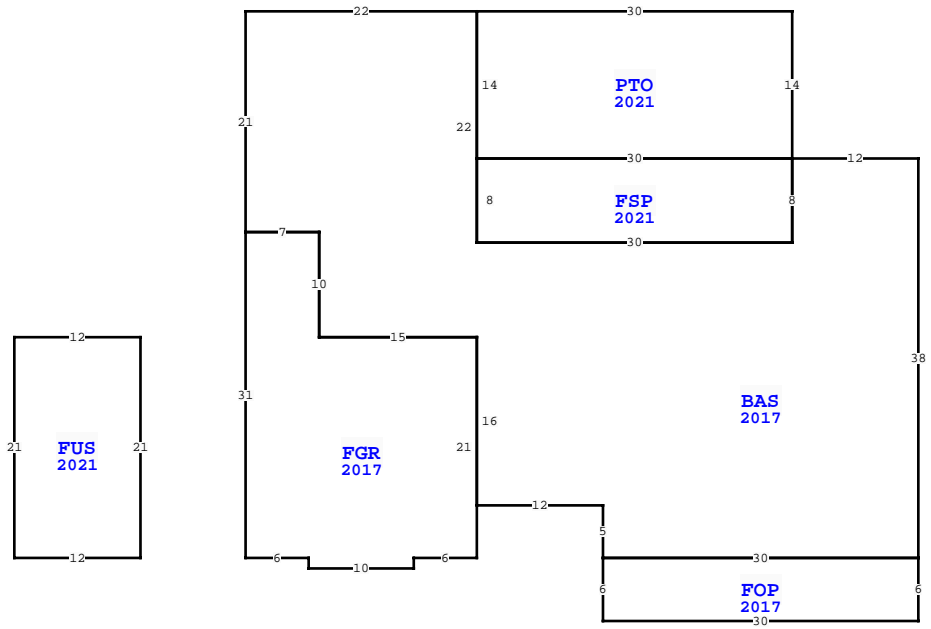
GATLIN ANDREW/GATLIN CASSIE
 88 NANDINA WAY
 CRAWFORDVILLE, FL 39819

2024

31-2S-01W-337-04177-167

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	12	HARDWOOD	70
Interior Floo	14	CARPET	30
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
TOTALS	3,542		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,638	114.1000	108.40	285,959	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2024 Heated Area: 2160 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			268,801
TOTAL MARKET OB/XF VALUE			7,784
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			326,585
SOH/AGL Deduction			0
ASSESSED VALUE			326,585
TOTAL EXEMPTION VALUE	HX HB 13		326,585
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			326,585
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			319,842
MM 5 YR CK, CH & PU NEW TRV. SEE SCANS			
JS PU TRAV CH THRU ZILLOW			
COA PER NCOA REPORT			
SOH PORTED FROM LEON/2018/BERRY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000826	SFD-CO	0	09/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0844	7/15/2022	WD Q	Q	I	01	395,000
GRANTOR: GREEN BERR GAVIN & MA						
GRANTEE: GATLIN ANDREW & CAS						
1034/0111	5/10/2017	WD Q	Q	I	01	276,900
GRANTOR: JAB VENTURES, LLC						
GRANTEE: GREEN BERRY GAVIN &						

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	98	12			6.00	100	2017	2017	3	76	5,363	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2017	2017	3	76	1,436	
3	0211	CONCRETE W	0	100	72	3			6.00	100	2017	2017	3	76	985	
TOTALS															2,638	268,801

88 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									
BUILDING DIMENSIONS									
BAS=[YR=2017] W12 S8 W30 FSP=[YR=2021] E30 N8 W30 S8\$ N22									
PTO=[YR=2021] S14 E30 N14 W30\$ W22 S21 FGR=[YR=2017] S31									
PTR=W10 FUS=[YR=2021] N21W12 S21 E12 \$ E10\$ E6 S1 E10 N1E6									
N21 W15 N10 W7\$ E7 S10 E15 S16 E12 S5 E30 FOP=[YR=2017] W30									
S6 E30 N6\$ N38 \$.									

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							