

THE FLOWERS PHASE I LOT 168
 OR 837 P 318 OR 837 P 321
 OR 990 P 529 OR 1052 P 151

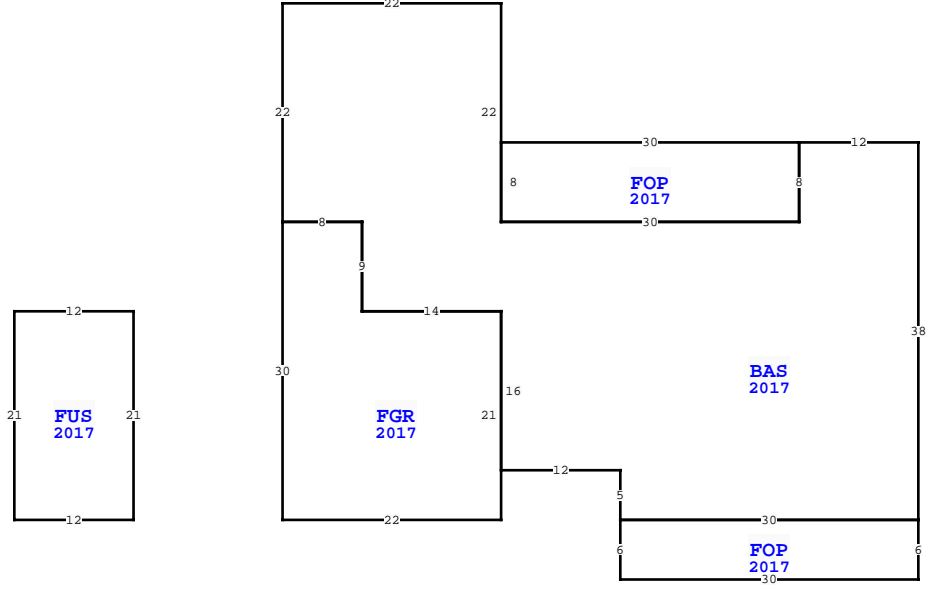
DAWSON TYLHER J
 80 NANDINA WAY
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-168

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	50		
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.5		1.5	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	1,906	100	2017	1,906	193,175
FGR	534	50	2017	267	27,061
FOP	180	30	2017	54	5,473
FOP	240	30	2017	72	7,297
FUS	252	100	2017	252	25,541
TOTALS	3,112			2,551	258,546

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,551	113.5000	107.82	275,049	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2018 Heated Area: 2158 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			258,546
TOTAL MARKET OB/XF VALUE			12,268
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			320,814
SOH/AGL Deduction			32,047
ASSESSED VALUE			288,767
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			238,767
TOTAL JUST VALUE			320,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,029
5 YR PRCL CH, PU XFOB LN 6			
FJ OF DISSOLUTION OF MARRIAGE OR 1114 P592			
AND R190115 TO ADD HX			
CORRECTIONS ISSUED FOR 2018 AND 2019 R190114			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000214	SFD-CO	0	03/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1138/0147	6/04/2019	QC	U	I	30	100
GRANTOR: DAWSON CHRISTOPHER J						
GRANTEE: DAWSON TYLHER J						
1052/0151	10/30/2017	WD	Q	I	01	282,000
GRANTOR: JAB VENTURES, LLC						
GRANTEE: DAWSON CHRISTOPHER						

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	92	13	1,196.00	SF	6.00	6.00	100	2017	2017	3	76	5,454	
2	0210	CONCRETE D	0	100	0	0	200.00	SF	6.00	6.00	100	2017	2017	3	76	912	
3	0211	CONCRETE W	0	100	71	3	213.00	SF	6.00	6.00	100	2017	2017	3	76	971	
4	0625	PORT WD UT	0	100	14	10	140.00	SF	0.00	0.00	100	2016	2016	3	72	0	
5	0055	PORTABLE C	0	100	41	14	574.00	SF	0.00	0.00	100	2017	2017	3	76	0	
6	0955	PRIVACY FE	0	100	0	0	346.00	LF	15.00	15.00	100	2018	2018	3	95	4,931	

BUILDING NOTES											
80 NANDINA WAY, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2017] W12 S8 W30 FOP=[YR=2017] E30 N8 W30 S8\$ N22 W22 S22 E8 S9 E14 FGR=[YR=2017] W14 N9 W8 S30 PTR= W15 FUS=[YR=2017] N21 W12 S21 E12\$ E15\$ E22 N21\$ S16 E12 S5 E30 POP=[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							