

THE FLOWERS PHASE I
 LOT 174 OR 837 P 318
 OR 837 P 321 OR 931 P 7

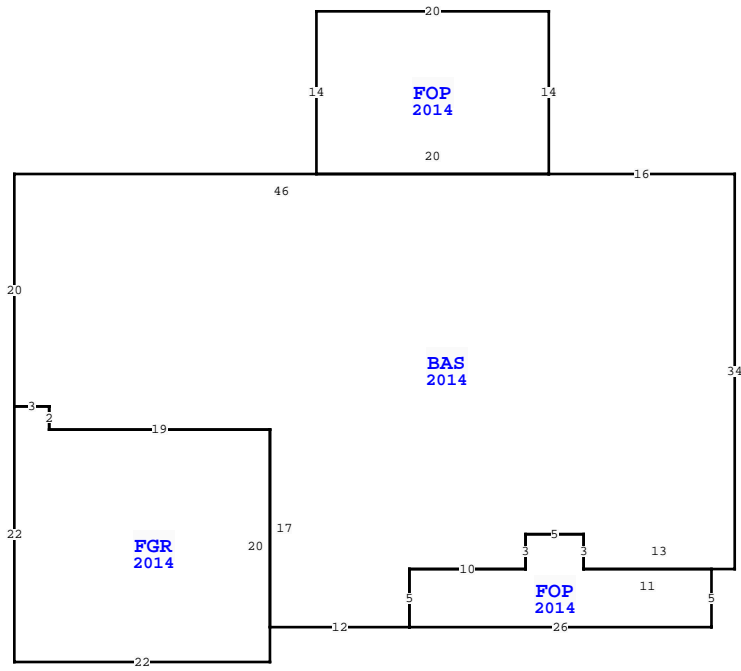
NEAL FREDERICK L
 37 GERANIUM TRCE
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-174

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.1	1.100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
337.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	2014	1,883	192,086
FGR	446	50	2014	223	22,748
FOP	145	30	2014	44	4,488
FOP	280	30	2014	84	8,569
TOTALS	2,754			2,234	227,892

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,234	118.0000	112.10	250,431	2014	2014	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2015 Heated Area: 1883 HX Base Yr 2015												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,892
TOTAL MARKET OB/XF VALUE			11,258
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			289,150
SOH/AGL Deduction			62,954
ASSESSED VALUE			226,196
TOTAL EXEMPTION VALUE	HX HB 13		226,196
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			289,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201468	SFD-CO	0	01/27/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0007	1/10/2014	WD Q	Q	V	01	23,500

GRANTOR: BOYNTON FLOWERS, LLC
 GRANTEE: NEAL FREDERICK L
 0837/0321 10/20/2010 QC U V 30 100
 GRANTOR: THE 1998 BEN C BOYNTO
 GRANTEE: BOYNTON FLOWERS, LL

BUILDING NOTES	
BAS=[YR=2014] W16 FOP=[YR=2014] N14 W20 S14 E20\$ W46 S20 FGR=[YR=2014] S22 E22 N20 W19 N2 W3\$ E3 S2 E19 S17 E12 FOP=[YR=2014] E26 N5 W11 N3 W5 S3 W10 S5\$ N5 E10 N3 E5 S3 E13 N34\$.	

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			1,423.00	6.00	100	2014	2014	3	67	5,720
2	0211	CONCRETE W	0	100	62	4			248.00	SF 6.00	100	2014	2014	3	67	997
4	0955	PRIVACY FE	0	100	0	0			348.00	LF 15.00	100	2016	2016	3	87	4,541

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								