THE FLOWERS PHASE I
LOT 176
PLAT BOOK 4 PAGE 49

DORSEY WILLIAM CHAD/DORSEY MARISSA ERIN
49 GERANIUM TRACE
CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-176

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
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		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

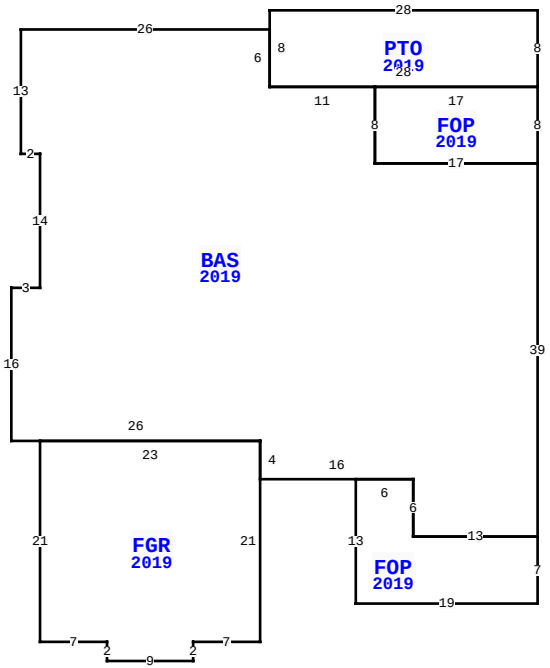
MAP NUM: 2 | MKT AREA: 10
NEIGHBORHOOD/LOC: 337.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2019	2,200	235,361
FGR	501	50	2019	250	26,746
FOP	136	30	2019	41	4,386
FOP	169	30	2019	51	5,456
PTO	224	5	2019	11	1,177
TOTALS	3,230			2,553	273,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	117.3000	111.44	284,506	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 2200 HX Base Yr 2020



49 GERANIUM TRCE, CRAWFORDVILLE

BLD DATE	03/08/2019	MMSR	LGL DATE	01/04/2020	JB
XF DATE	10/14/2019	MMSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,126
TOTAL MARKET OB/XF VALUE		13,481
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		336,607
SOH/AGL Deduction		26,139
ASSESSED VALUE		310,468
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,468
TOTAL JUST VALUE		336,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,029

LATE FILE & 2020 HX APPLIED - DORSEY
5 YR PRCL CH, PU XFOB LN 4-6, PU PTO IN TRAV
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001196	SHED-CO	0	08/23/2019
18000627	SFD-CO	0	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0225	4/03/2019	WD	Q	I	01	319,000
GRANTOR: BRIDGEWATER BUILDERS,						
GRANTEE: DORSEY WILLIAM CHAD						
1079/0090	6/28/2018	WD	Q	V	01	29,200
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: BRIDGEWATER BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W28 S8 E28 FOP=[YR=2019] W17 S8 E17
BAS=[YR=2019] W17N8 W11 N6 W26 S13 E2 S14 W3 S16 E26
FGR=[YR=2019] W23 S21 E7 S2 E9 N2 E7 N21$ S4 E16 S6 E13
FOP=[YR=2019] W13 N6 W6 S13 E19 N7$ N39$ N8$ N8$.

EXTRA FEATURES

LN	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	109	12	1,308.00	SF	6.00	6.00	100	2019	2019	3	85	6,671	
2	0210	CONCRETE D	0	100	0	0	136.00	SF	6.00	6.00	100	2019	2019	3	85	694	
3	0211	CONCRETE W	0	100	57	4	228.00	SF	6.00	6.00	100	2019	2019	3	85	1,163	
4	0955	PRIVACY FE	0	100	0	0	288.00	LF	15.00	15.00	100	2019	2019	3	96	4,147	
5	0620	WOOD UTL B	0	100	14	10	140.00	SF	6.00	6.00	100	2019	2019	3	85	714	
6	0210	CONCRETE D	0	100	6	3	18.00	SF	6.00	6.00	100	2019	2019	3	85	92	

LAND DESCRIPTION

TOTAL OB/XF 13,481

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/14/2019 BY MMSR Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/29/2026 BY SYS