

THE FLOWERS PHASE I  
 LOT 181 OR 837 P 318  
 OR 837 P 321 OR 1042 P 613

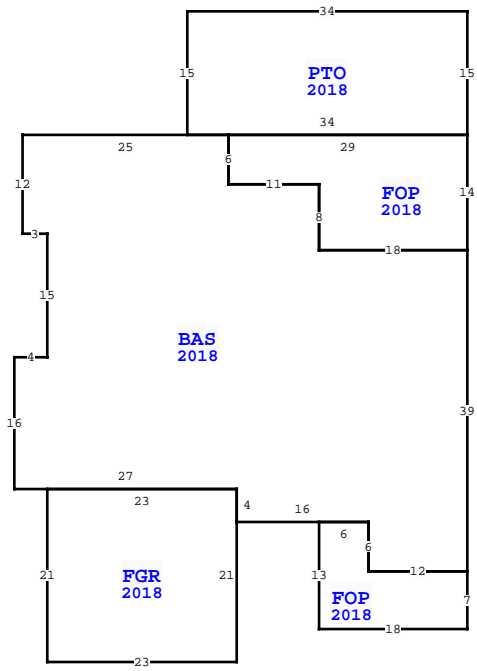
DAVIS RAYMOND/DAVIS HEATHER  
 85 GERANIUM TRACE  
 CRAWFORDVILLE, FL 32327

**2024**

31-2S-01W-337-04177-181

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	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	12	HARDWOOD	90		
Interior Floo	11	CLAY TILE	10		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2.5	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	2,159	100	2018	2,159	230,907
FGR	483	50	2018	242	25,882
FOP	162	30	2018	49	5,240
FOP	318	30	2018	95	10,160
PTO	510	5	2018	26	2,781
TOTALS	3,632			2,571	274,971

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,571	118.5000	112.58	289,443	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2020 Heated Area: 2159 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			274,971
TOTAL MARKET OB/XF VALUE			21,246
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			346,217
SOH/AGL Deduction			29,037
ASSESSED VALUE			317,180
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			267,180
TOTAL JUST VALUE			346,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,234
MM 5 YR CK, PU XFOBS.			
ADD HX FOR 2020-DAVIS			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001142	SFD-CO	0	08/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1125/0378	9/23/2019	WD Q	Q	I	01	330,000
GRANTOR: KELLER MARLIN & DEBBI						
GRANTEE: DAVIS RAYMOND & HEA						
1042/0613	7/27/2017	WD Q	Q	V	01	27,500
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: KELLER MARLIN & DEB						

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	183	12	2,196.00	SF	6.00	6.00	100	2018	2018	3	80	10,541	
2	0210	CONCRETE D	0	100	0	0	616.00	SF	6.00	6.00	100	2018	2018	3	80	2,957	
3	0211	CONCRETE W	0	100	56	4	224.00	SF	6.00	6.00	100	2018	2018	3	80	1,075	
4	0211	CONCRETE W	0	100	43	5	215.00	SF	6.00	6.00	100	2018	2018	3	80	1,032	
5	0955	PRIVACY FE	0	100	0	0	180.00	LF	15.00	15.00	100	2019	2019	3	96	2,592	
6	0125	MTL/VYL AC	0	100	0	0	100.00	LF	19.00	19.00	100	2021	2021	3	93	1,767	
7	0620	WOOD UTL B	0	100	20	12	240.00	SF	6.00	6.00	100	2020	2020	3	89	1,282	

TOTAL OB/XF											
85 GERANIUM TRCE, CRAWFORDVILLE											
BLD DATE	03/27/2018	MMSR	LGL DATE								
XF DATE	03/27/2018	MMSR	LAND DATE	01/04/2020							
INC DATE			AG DATE								
TOTAL OB/XF 21,246											

BUILDING NOTES											
PTO=[YR=2018] W34 S15 E34 FOP=[YR=2018] W29 S6 E11 S8 E18											
BAS=[YR=2018] W18 N8 W11 N6 W25 S12 E3 S15 W4 S16 E27											
FGR=[YR=2018] W23 S21 E23 N21\$ S4 E16 S6 E12 FOP=[YR=2018] W12 N6 W6 S13 E18 N7\$ N39\$ N14\$ N15\$.											

BUILDING DIMENSIONS											
PTO=[YR=2018] W34 S15 E34 FOP=[YR=2018] W29 S6 E11 S8 E18											
BAS=[YR=2018] W18 N8 W11 N6 W25 S12 E3 S15 W4 S16 E27											
FGR=[YR=2018] W23 S21 E23 N21\$ S4 E16 S6 E12 FOP=[YR=2018] W12 N6 W6 S13 E18 N7\$ N39\$ N14\$ N15\$.											

LAND DESCRIPTION																								
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							