

SELLARS CROSSING SUBDIVISION
 LOT 10 OR 752 P 595
 OR 863 P 47 OR 911 P 598

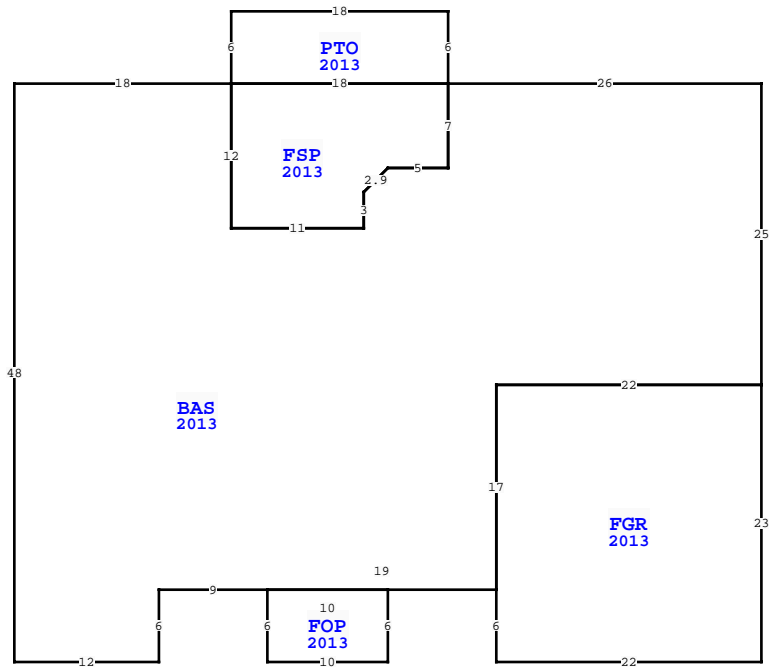
MCKENZIE DAVIUS/MCKENZIE WANDA
 5 SELLARS DR
 CRAWFORDVILLE, FL 32327

2024

32-2S-01E-346-04979-010

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	30	VINYL	70
Exterior Wall	16	WD FR	STUC 30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	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	1	MKT AREA	09
NEIGHBORHOOD/LOC	346.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,119	100	2013
FGR	506	50	2013
FOP	60	30	2013
FSP	183	55	2013
PTO	108	5	2013
TOTALS	2,976		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,496	109.9000	104.40	260,582	2013	2013	0	0	10.75	89.25		
1 SINGLE FAM 100% - 2014 Heated Area: 2119 HX Base Yr 2014													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		239,557	
TOTAL MARKET OB/XF VALUE		10,128	
TOTAL LAND VALUE - MARKET		48,500	
TOTAL MARKET VALUE		298,185	
SOH/AGL Deduction		91,489	
ASSESSED VALUE		206,696	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		156,696	
TOTAL JUST VALUE		298,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,092	
5YR CK JS PU XFOB X3 PU NEW TRAV			
R140083- ADD HX, TRANSFERRED FROM LEON			
5 YR PRCL CH, PU BLDG CARD 2, PU XFOB LN 5			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014590	DETACHED GARAGE	0	07/14/2014
2013723	GAS	0	10/15/2013
2013587	SFD-CO	0	08/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0445	1/03/2014	WD Q	Q	I	01	212,900
GRANTOR: CHIEF CORNERSTONE CON						
GRANTEE: MCKENZIE DAVIUS & W						
0911/0598	5/06/2013	WD U	V	11		100
GRANTOR: MCKENZIE DAVIUS & WAN						
GRANTEE: CHIEF CORNERSTONE C						

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	1,160.00	SF	6.00	6.00	100	2013	2013	3	57	3,967	
2	0211	CONCRETE W	0	100	45	4	180.00	SF	6.00	6.00	100	2013	2013	3	57	616	
3	0211	CONCRETE W	0	100	5	6	30.00	SF	6.00	6.00	100	2013	2013	3	57	103	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2013	2013	3	80	1,040	
5	0210	CONCRETE D	0	100	0	0	1,037.00	SF	6.00	6.00	100	2014	2014	3	62	3,858	
6	0580	PRTBLE GRN	0	100	12	10	120.00	SF	0.00	0.00	100	2020	2020	3	89	0	
7	0934	PAVILION P	0	100	10	10	100.00	SF	0.00	0.00	100	2019	2019	3	85	0	
8	0940	OPEN SHED	0	100	16	10	160.00	SF	4.00	4.00	100	2019	2019	3	85	544	

BUILDING NOTES			
BLD DATE 08/25/2014 FRSR LGL DATE			
XF DATE 08/25/2014 FRSR LAND DATE 03/16/2020 JB			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2013] W26 PTO=[YR=2013] N6 W18 S6 E18\$ FSP=[YR=2013] W18 S12 E11 N3 R2 U2 E5 N7\$ S7 W5 D2 L2 S3 W11 N12 W18 S48 E12 N6 E9 FOP=[YR=2013] S6 E10 N6 W10\$ E19 FGR=[YR=2013] S6 E22 N23 W22 S17\$ N17 E22 N25\$.			

LAND DESCRIPTION														TOTAL OB/XF 10,128										
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	48,500.00	48,500.00	48,500							

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 5 SELLARS DR
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2024

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ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	07		NONE	100	
Interior Floo	03		CONC	FINSH 100	
Heating Type	01		NONE	100	
Air Condition	01		NONE	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	08		FAIR		
DOR CODE	0100		SINGLE	FAMILY	
MAP NUM	1		MKT AREA	09	
NEIGHBORHOOD/LOC	346.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	160	20	2019	32	566
UDG	660	55	2014	363	6,422
TOTALS	820			395	6,988

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SFR	UPGR	100%	- 2014								
				Heated Area: 0					HX Base Yr 2014			

UDG
2014

UCP
2019

BLD DATE	08/25/2014	FRSR	LGL DATE	
XF DATE	08/25/2014	FRSR	LAND DATE	03/16/2020
INC DATE			AG DATE	

5 SELLARS DR, CRAWFORDVILLE

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Tax Group: 3	Tax Dist:		
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ASSESSED VALUE			206,696
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,696
TOTAL JUST VALUE			298,185
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,092
CORRECT QUAL CODE ON SALE #1			
5 YR PRCL CK N/C			
PUT N IN 10% CAP FIELD			
REMOVED LR CODE & ADDED LAND VALUE PER HC/JB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/0445	1/03/2014	WD Q	Q	I	01	212,900
GRANTOR: CHIEF CORNERSTONE CON						
GRANTEE: MCKENZIE DAVIUS & W						
0911/0598	5/06/2013	WD U	V	11		100
GRANTOR: MCKENZIE DAVIUS & WAN						
GRANTEE: CHIEF CORNERSTONE C						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
UDG=[YR=2014] W30 S22 UCP=[YR=2019] N16 W10 S16 E10\$ E30 N22\$.									

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