SELLARS CROSSING SUBDIVISION
LOT 19
PLAT BOOK 4 PAGE 72

CAUDILL KERRI
106 SELLARS DRIVE
CRAWFORDVILLE, FL 32327

2024

32-2S-01E-346-04979-019

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SELLARS DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2020 JB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,500
TOTAL MARKET VALUE	48,500
SOH/AGL Deduction	32,395
ASSESSED VALUE	16,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,105
TOTAL JUST VALUE	48,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

5YR PRCL CK NC

5 YR PRCL CH, N/C

5 YR PRCL CK N/C

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
1364/0162	5/31/2024	WD	Q	V	01	22,500
GRANTOR: SLICK ROCK CANYON UNI						
GRANTEE: CAUDILL KERRI						
0868/0001	12/07/2011	WD	U	V	12	43,200
GRANTOR: AMERIS BANK SUCCESSOR						
GRANTEE: SLICK ROCK CANYON U						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	48,500.00	48,500.00	48,500							

REVIEW DATE 04/11/2021 BY GEMM Total Acres: 1.10 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 06/17/2026 BY SYS