SELLARS CROSSING SUBDIVISION
LOT 20
PLAT BOOK 4 PAGE 72

CAUDILL KERRI
106 SELLARS DR
CRAWFORDVILLE, FL 32327

2024

32-2S-01E-346-04979-020

BUILDING CHARACTERISTICS

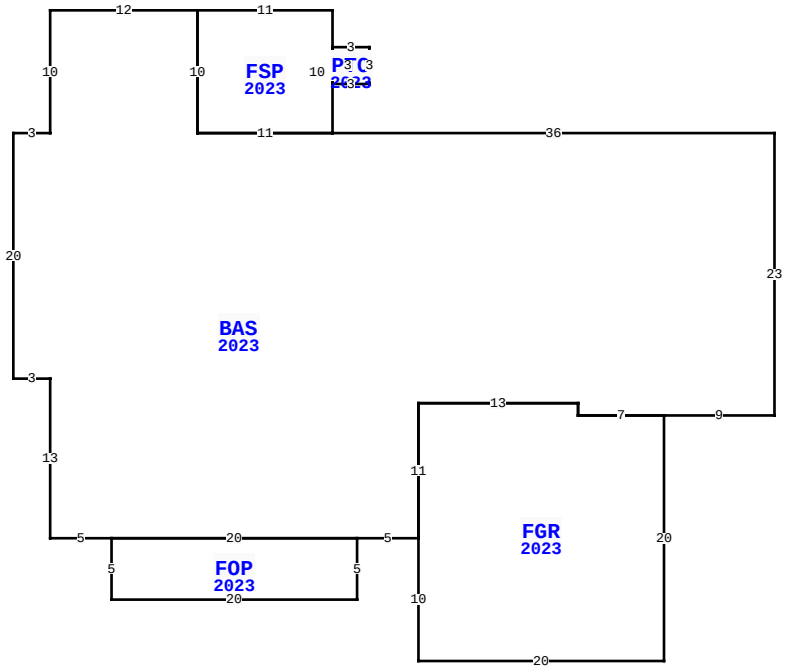
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2023	1,824	207,589
FGR	413	50	2023	206	23,445
FOP	100	30	2023	30	3,414
FSP	110	55	2023	60	6,829
PTO	9	5	2023	0	0
TOTALS	2,456			2,120	241,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	119.8000	113.81	241,277	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 1824 HX Base Yr 2024



106 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	241,277
TOTAL MARKET OB/XF VALUE	13,854
TOTAL LAND VALUE - MARKET	48,500
TOTAL MARKET VALUE	303,631
SOH/AGL Deduction	8,593
ASSESSED VALUE	295,038
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	245,038
TOTAL JUST VALUE	303,631
NCON VALUE	255,131
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

XFOB 1450 PU BY PRMT NO INSP LW

JS PU NCON 05-01-2023 NW 12-04-23

5YR PRCL CK NC

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00033	SOLAR PANELS-CC	0	08/25/2023
OBN23-00020	IN-GROUNDPOOL	0	06/13/2023
PR22-000130	SFD-CO	0	12/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0636	5/03/2023	WD	Q	I	01	394,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: CAUDILL KERRI						
1283/0865	9/16/2022	WD	Q	V	01	37,500
GRANTOR: JASON WESSINGER CONST						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-210,40] S10 W3 S20 E3 S13 E5 E20 E5 N11 E13 S1 E7 E9 N23 W36 W11 N10 W12 $
FSP=[YR=2023;ORIG=-198,40] E11 S10 W11 N10 $
PTO=[YR=2023;ORIG=-187,43] E3 S3 W3 N3 $
FOP=[YR=2023;ORIG=-205,83] E20 S5 W20 N5 $
FGR=[YR=2023;ORIG=-180,72] E13 S1 E7 S20 W20 N10 N11 $
.

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	0	0	2,109.00	SF	6.00	6.00	100	2024	2023	AV	100	12,654	
2	0211	CONCRETE W	0	100	50	4	200.00	SF	6.00	6.00	100	2024	2023	AV	100	1,200	
3	1450	SOLAR PANE	0	100	0	0	28.00	UT	0.00	0.00	100	2024	2023		100	0	

LAND DESCRIPTION

TOTAL OB/XF 13,854

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	48,500.00	48,500.00	48,500							

REVIEW DATE 05/01/2023 BY JSLA Total Acres: 1.27 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 04/22/2026 BY SYS