

SELLARS CROSSING SUBDIVISION
 LOT 24 OR 808 P 424
 OR 834 P 728 OR 866 P 515

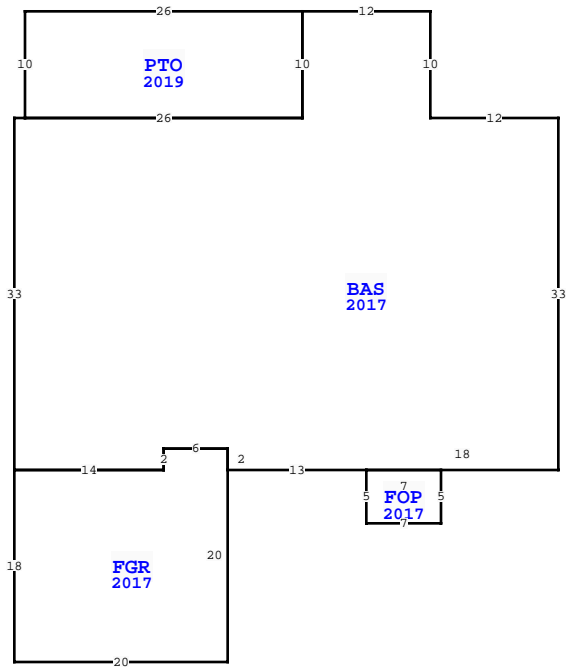
SADLER CHELSEA/SADLER SHELBY
 10 SELLARS DR
 CRAWFORDVILLE, FL 32327

2024

32-2S-01E-346-04979-024


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
GD	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
346.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	2017	1,791	214,769
FGR	372	50	2017	186	22,304
FOP	35	30	2017	10	1,199
PTO	260	5	2019	13	1,559
TOTALS	2,458			2,000	239,832

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,000	134.2800	127.57	255,140	2017	2017	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1791 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			239,832
TOTAL MARKET OB/XF VALUE			22,748
TOTAL LAND VALUE - MARKET			48,500
TOTAL MARKET VALUE			311,080
SOH/AGL Deduction			25,981
ASSESSED VALUE			285,099
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			235,099
TOTAL JUST VALUE			311,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,795
5YR CK JS PU XFOB X4 PU NEW TRAV			
2022 PORT FROM GADSDEN			
2022 HX PORT			
ADD HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000728	SFD-CO	0	06/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/0574	8/25/2021	WD Q	I	01		300,000
GRANTOR: KEILLOR TENESA						
GRANTEE: SADLER CHELSEA & SH						
1228/0053	8/18/2021	CD U	I	11		100
GRANTOR: KEILLOR TENESA						
GRANTEE: SADLER CHELSEA & SH						

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	1,920.00	SF	6.00	6.00	100	2017	2017	3	76	8,755	
2	0211	CONCRETE W	0	100	56	4	224.00	SF	6.00	6.00	100	2017	2017	3	76	1,021	
3	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2017	2017	3	76	41	
4	0630	METAL UTL	0	100	25	12	300.00	SF	8.00	8.00	100	2022	2022	3	97	2,328	
5	0051	CARPORT UN	0	100	25	18	450.00	SF	12.00	12.00	100	2022	2022	3	98	5,292	
6	0630	METAL UTL	0	100	25	12	300.00	SF	8.00	8.00	100	2022	2022	3	97	2,328	
7	0955	PRIVACY FE	0	100	0	0	205.00	LF	15.00	15.00	100	2020	2020	3	97	2,983	

TOTAL OB/XF													22,748				
10 SELLARS DR, CRAWFORDVILLE													BLD DATE	11/09/2017	RTSR	LGL DATE	
													XF DATE	11/09/2017	RTSR	LAND DATE	03/16/2020
													INC DATE			AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2017] W12 N10 W12 S10 W26 PTO=[YR=2019] E26 N10 W26 S10\$ W1 S33 FGR=[YR=2017] S18 E20 N20 W6 S2 W14\$ E14 N2 E6 S2 E13 FOP=[YR=2017] S5 E7 N5 W7\$ E18 N33\$.												

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	
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								