

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

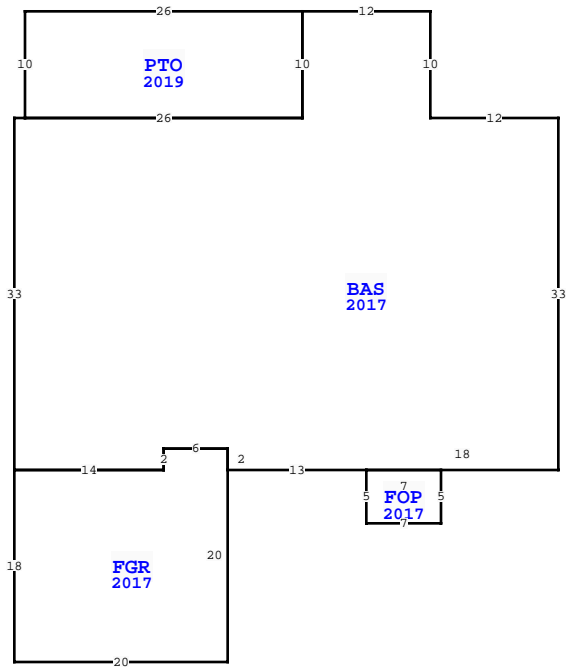
SADLER CHELSEA/SADLER SHELBY  
 10 SELLARS DR  
 CRAWFORDVILLE, FL 32327

**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		HX HB 50,000	
BASE TAXABLE VALUE		235,099	
TOTAL JUST VALUE		311,080	
NCON VALUE		0	
INCOME VALUE		0	
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	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							