



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	08	WD ON	PLY 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC	FINSH 100
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	01	MINIMUM	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	189.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UWS	576	25	1988
TOTALS	576	144	2,597

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2019	27.75	3,996	1988	1988	0	0	35.00	65.00
Heated Area: 0 HX Base Yr 2019											
BLD DATE 06/29/2021 KLJS LGL DATE XF DATE 06/29/2021 FRJS LAND DATE 06/29/2021 FRJS INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				92,371		
TOTAL MARKET OB/XF VALUE				2,071		
TOTAL LAND VALUE - MARKET				10,000		
TOTAL MARKET VALUE				104,442		
SOH/AGL Deduction				2,265		
ASSESSED VALUE				102,177		
TOTAL EXEMPTION VALUE				HX HB WX SX 102,177		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				104,442		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				104,029		
PU XFOB 0055						
ADD HX, WX, SX FOR 2019-SULLIVAN						
ADD T&P NON DV FOR 2015-CROSBY						
CARD 1, PU SFD CARD 2, PU XFOB LN 1-3						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2013858	SFD-CO	0	12/04/2013			
32487	A/C	0	10/12/2004			
32487	SWMH	0	10/11/2004			
023250	MECH	0	02/20/1998			
023154	MH	0	01/26/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0455	12/10/2018	WD	Q	I	01	98,000
GRANTOR: CROSBY DANIEL						
GRANTEE: SULLIVAN PHYLLIS W						
0902/0168	2/19/2013	WD	Q	I	01	23,000
GRANTOR: SWEENEY GEORGE W						
GRANTEE: CROSBY DANIEL						
BUILDING NOTES						
BUILDING DIMENSIONS						
UWS=[YR=1988] W24 S24 E24 N24\$.						

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	20	14			6.00	100	2014	2014	3	62	1,042	
2	0211	CONCRETE W	0	100	2	6			6.00	100	2014	2014	3	62	45	
3	0213	CONCRETE P	0	100	5	4			6.00	100	2014	2014	3	100	120	
4	0055	PORTABLE C	0	100	18	20			3.00	100	2018	2018	3	80	864	

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	10,000.00	10,000.00	10,000							

SPRINGWOOD SUBD. PHASE 1
 LOT 4 BLOCK A OR 105 P 131
 OR 171 P 498 OR 306 P 40

SULLIVAN PHYLLIS W
 45 SPRING CT
 CRAWFORDVILLE, FL 32327

2024

33-2S-01E-189-04995-A04

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	03	MASONRY 100	
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Heating Type	04	AIR DUCTED 100	
Air Condition	03	CENTRAL 100	
Bedrooms		2 100	
Bathrooms		1 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	189.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,000	100	2014
FSP	135	55	2014
STP	12	10	2014
TOTALS	1,147		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,075	96.6025	91.77	98,653	2014	2014	0	0	0	9.00	91.00
3 SINGLE FAM 100% - 2019 Heated Area: 1000 HX Base Yr 2019												
BLD DATE 06/29/2021 KLJS LGL DATE 06/29/2021 XF DATE 06/29/2021 FRJS LAND DATE 06/29/2021 INC DATE AG DATE												

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TOTAL MARKET VALUE			104,442
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ASSESSED VALUE			102,177
TOTAL EXEMPTION VALUE	HX HB WX SX		102,177
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			104,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,029
5 YR PRCL CH, PU CORR TRAV, DEL BED, BATH,			
XFOB LN 1			
SFD & IS BEING LIVED IN, PU NEW TRAV & DEL			
5 YR PRCL CH, 1988 FGR WAS CONVERTED INTO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/0455	12/10/2018	WD	Q	I	01	98,000
GRANTOR: CROSBY DANIEL						
GRANTEE: SULLIVAN PHYLLIS W						
0902/0168	2/19/2013	WD	Q	I	01	23,000
GRANTOR: SWEENEY GEORGE W						
GRANTEE: CROSBY DANIEL						

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
TOTAL OB/XF 0												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2014] W40 S25 E21 FSP=[YR=2014] S9 E15 N9 W15\$ E19 N17 STP=[YR=2014] E2 N6 W2 S6\$ N8\$.												

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	