

A PARCEL IN THE SE4 OF SEC35  
2S-01W BEING DESC AS PARCEL B  
CONTAINING 8.66 ACRES AS DESC

YANT CONCHITA/YANT HERMAN  
28 CORA MAE DR  
CRAWFORDVILLE, FL 32327-5862

**2024**

35-2S-01W-000-04220-0B1

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	11	CLAY TILE	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	2012	1,561	156,004
FGR	484	50	2012	242	24,185
FOP	135	30	2012	40	3,998
FOP	200	30	2012	60	5,996
TOTALS	2,380			1,903	190,182

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 1561					HX Base Yr 2024	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			190,182
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			64,950
TOTAL MARKET VALUE			255,132
SOH/AGL Deduction			0
ASSESSED VALUE			255,132
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			205,132
TOTAL JUST VALUE			255,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,370
2023 TRIM RETURNED COA			
5 YR PRCL CH, N/C			
COA PER ACCURINT REPORT C/O CONCHITA YANT			
2020 TRIM RETURNED UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000057	SHED-CC		01/29/2024
15001039	SAFETY INSP	0	11/13/2015
20061192	SFD-CO	0	07/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0418	3/21/2014	QC	U	I	12	122,500
GRANTOR: GREEN TREE SERVICING						
GRANTEE: YANT CONCHITA & HER						
0923/0896	10/10/2013	CT	U	I	11	100
GRANTOR: CLERK OF COURT / GREE						
GRANTEE: GREEN TREE SERVICIN						

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

BLD DATE		LGL DATE	
02/28/2022	JSJS	12/15/2017	RTRT

BUILDING NOTES											
28 CORA MAE DR, CRAWFORDVILLE											
BLD DATE 02/28/2022 JSJS LGL DATE 12/15/2017 RTRT											
INC DATE											

LAND DESCRIPTION																								
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	8.66	AC		1.00	1.00	1.00	7,500.00	7,500.00	64,950							

BUILDING DIMENSIONS											
FOP=[YR=2012] W25 S8 E25 BAS=[YR=2012] W25 N8 W29 S24											
FGR=[YR=2012] S22 E22 N22 W22\$ E22 S12 FOP=[YR=2012] S6 E20											
N9 W5 S3 W15\$ E15 N3 E5 S11 E12 N36\$ N8\$.											