

AUDUBON FOREST LOT 6
 OR 290 P 887 OR 417 P 708
 OR 447 P 677 OR 1134 P 459

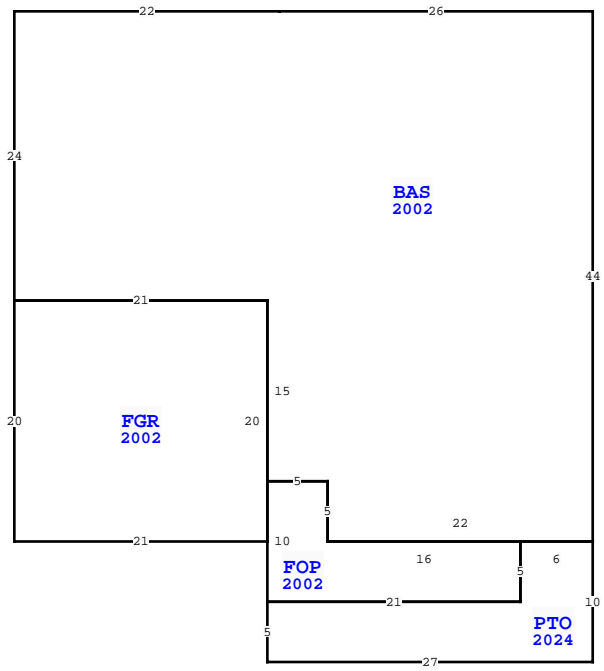
BRADLEY MICHAEL G/BRADLEY TERRA W
 63 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-006


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 70				
08	SHT VINYL 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
182.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,667	100	2002	1,667	165,258
FGR	420	50	2002	210	20,818
FOP	130	30	2002	39	3,866
PTO	165	5	2024	8	793
TOTALS	2,382			1,924	190,736

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% - 2003									
Heated Area: 1667						HX Base Yr 2003					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		190,736		
TOTAL MARKET OB/XF VALUE		7,873		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		243,609		
SOH/AGL Deduction		96,856		
ASSESSED VALUE		146,753		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		96,753		
TOTAL JUST VALUE		243,609		
NCON VALUE		6,658		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		238,035		
PRMT CK, PU XFOBS, CHG TRAV PU PATIO				
ADS LEFT NOTE TO SCHEDULE APPT., NO RESPONSE, NW S				
FR 5YR CK 6/12/23; PU XFOP, CHG RCVR				
INCR EYB 2002-2006 ROOF OVER CC 5-2022				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-000622	INGROUND POOL-CC	0	08/01/2023	
22000242	ROOF OVER-CC	0	03/11/2022	
028211	SFD	0	09/18/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1134/0459	12/16/2019	QC U	I 30	35,200
GRANTOR: BRADLEY MICHAEL G				
GRANTEE: BRADLEY MICHAEL G &				
0447/0677	6/25/2002	WD Q	I	132,400
GRANTOR: BRIDLEGATE AUDUBON IN				
GRANTEE: BRADLEY MICHAEL G				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2002;ORIG=0,0] W26 W22 S24 E21 S15 E5 S5 E22 N44 \$				
FGR=[YR=2002;ORIG=-27,24] W21 S20 E21 N20 \$				
PTO=[YR=2024;ORIG=-27,49] S5 E27 N10 W6 S5 W21 \$				
POP=[YR=2002;ORIG=-22,44] N5 W5 S10 E21 N5 W16 \$				

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	56	16			896.00	100	2002	2002	3	20	1,183	
2	0211	CONCRETE W	0	100	8	3	SF	6.60	6.60	100	2002	2002	3	20	32	
6	0955	PRIVACY FE	0	100	0	0	LF	16.50	16.50	100	2024	2020	AV	97	6,658	

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	45,000.00	45,000.00	45,000							