

AUDUBON FOREST LOT 15  
 OR 290 P 887 OR 416 P 774  
 OR 428 P 198 OR 1166 P 397

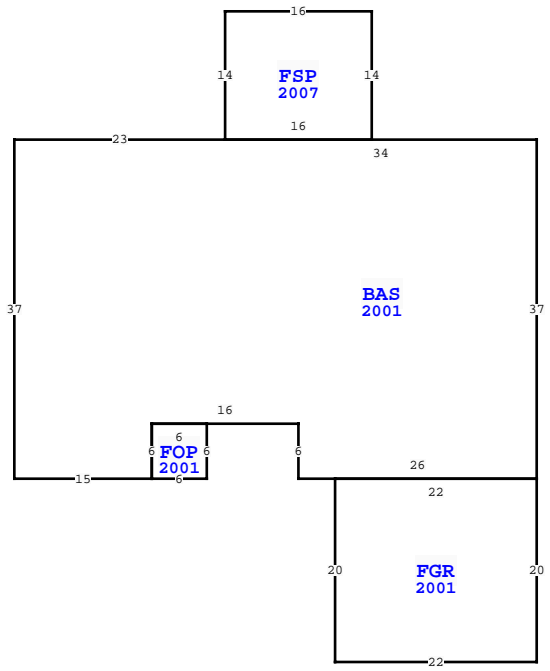
LATHAM LAUREN NICOLE/LATHAM STEVEN T JR  
 127 DUNCAN DR  
 CRAWFORDVILLE, FL 32327

**2024**

36-3S-02W-182-01763-015

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT	VINYL	30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	182.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2001	2,013	220,578
FGR	440	50	2001	220	24,107
FOP	36	30	2001	11	1,205
FSP	224	55	2007	123	13,478
TOTALS	2,713			2,367	259,368

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%	- 2002									
Heated Area: 2013						HX Base Yr 2002						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	259,368		
TOTAL MARKET OB/XF VALUE	21,945		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	326,313		
SOH/AGL Deduction	143,330		
ASSESSED VALUE	182,983		
TOTAL EXEMPTION VALUE	HX HB DX 55,000		
BASE TAXABLE VALUE	127,983		
TOTAL JUST VALUE	326,313		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	320,284		
QSTNR RTND, CATHERINE IS NOW IN ASSISTED LIVING, H			
H4 -MAILED QUESTIONNAIRE TO CHECK STATAS OF ASSIST			
FR 5YR CK 6/13/23; DEMO XFOB			
HX OK ASSISTED LIVING FACILITY RECK 2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000602	REROOF	0	11/24/2021
2014524	MECH	0	06/24/2014
2007953	SCREEN ROOM	0	07/03/2007
28557	POOL	0	01/17/2002
027935	SFD	0	07/02/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0441	9/11/2024	WD	Q	I	01	379,900
GRANTOR: HAWKINS CATHERINE						
GRANTEE: LATHAM LAUREN NICOL						
1170/0622	9/05/2020	QC	U	I	14	100
GRANTOR: HAWKINS CATHERINE LI						
GRANTEE: ANDREWS CAROL ZIMME						

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	0955	PRIVACY FE	0	100	0	0			16.50	100	2001	2001	3	0	0	
2	0210	CONCRETE D	0	100	112	12			6.60	100	2001	2001	3	20	1,774	
3	0220	POOL VINYL	0	100	0	0			66.00	100	2002	2002	3	40	8,184	
4	0211	CONCRETE W	0	100	52	3			6.60	100	2001	2001	3	20	206	
5	0815	SCREEN POO	0	100	42	25			16.50	100	2007	2007	3	68	11,781	
TOTALS													21,945			

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								