

MYSTERIOUS WATERS  
 LOT 17 OR 50 P 899  
 OR 116 P 273,274 OR 602 P 397

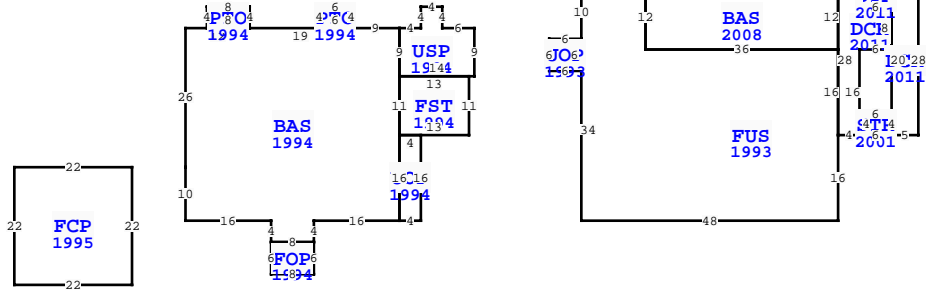
EVANS CARI LYNN/THRO JOHN MATTHEW  
 31 EGRET STREEN N  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-003-082-06108-017

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		5 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

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%	- 2022		Heated Area: 3584					HX Base Yr 2022	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			RECONCILE
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			388,429
TOTAL MARKET OB/XF VALUE			7,218
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			485,647
SOH/AGL Deduction			58,676
ASSESSED VALUE			426,971
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			376,971
TOTAL JUST VALUE			485,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,109

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 GOOD	0100 SINGLE FAMILY	1 MKT AREA 12	82.100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1994	1,472	148,504
BAS	432	100	2008	432	43,582
DCK	140	10	2011	14	1,413
DCK	160	10	2011	16	1,614
FCP	484	25	1995	121	12,207
FOP	48	30	1994	14	1,413
FST	143	55	1994	79	7,970
FUS	1,680	100	1993	1,680	169,488
PTO	24	5	1994	1	101
PTO	32	5	1994	2	201
TOTALS	4,905			3,912	394,666

\*\* This building has 15 Sub-Areas  
 31 N EGRET ST, CRAWFORDVILLE

BLD DATE	02/08/2021	FRFR	LGL DATE	
XF DATE	02/08/2021	FRFR	LAND DATE	08/18/2016
INC DATE			AG DATE	FRSR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000285	ROOF OVER/METAL-C		04/30/2024
B23-001064	HVAC CHANGE OUT		10/02/2023
B23-001042	REPAIR DECKING-CC	0	09/29/2023
OB23-000151	ROOF OVER/METAL		06/26/2023
20000231	SOLAR PANELS	0	11/10/2020
20000018	SOLAR PANELS-CO	0	03/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0519	6/28/2017	WD Q	Q	I	01	290,000

GRANTOR: GRANT RANDALL D & ALY  
 GRANTEE: EVANS CARI LYNN & T  
 0602/0397 6/24/2005 WD Q I 400,000  
 GRANTOR: VANCE  
 GRANTEE: GRANT

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	10	16	160.00	LF	15.00	15.00	100	1980	1980	3	100	2,400	
2	0375	WOOD WALK	0 100	160	4	640.00	SF	15.00	15.00	100	1991	1991	3	100	9,600	
4	0060	DECK WOOD	0 100	0	0	600.00	SF	5.00	5.00	100	1993	1993	3	20	600	
5	0330	BOAT SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
6	0330	BOAT SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
7	0211	CONCRETE W	0 100	0	0	429.00	SF	6.00	6.00	100	1994	1994	3	20	515	
8	0130	FIRE PLACE	0 100	0	0	2.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	1,300	
9	0210	CONCRETE D	0 100	3	22	536.00	SF	6.00	6.00	100	1995	1995	3	20	643	
10	0211	CONCRETE W	0 100	7	4	28.00	SF	6.00	6.00	100	1994	1994	3	20	34	
11	0211	CONCRETE W	0 100	10	4	40.00	SF	6.00	6.00	100	1994	1994	3	20	48	

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1994] W9 PTO=[YR=1994] N4 W6 S4 E6 \$ W19 PTO=[YR=1994] N4 W8 S4 E8\$ W12 S26 PTR=W10 FCP=[YR=1995] W22 S22 E22 N22\$ E10\$ S10 E16 S4 FOP=[YR=1994] S6 E8 N6 W8\$ E8 N4 E16 UOP=[YR=1994] E4 PTR=E30 FUS=[YR=1993] E48 N16 DCK=[YR=2011] E4 N16 E6 N8 W6 N4 STR=[YR=2011] S4 E6 DCK=[YR=2011] S20 STR=[YR=2001] W6 S4 E6 N4\$ S4 E5 N28 W5 S4\$ N4 W6\$ W4 S28\$ N16 BAS=[YR=2008] N12 W36 S12 E36\$ W36 N12 W12 S10 UOP=[YR=1993] W6 S6 E6 N6\$ S34\$ W30\$ N16 W4 S16\$ N16 FST=[YR=1994] E13 N11 W13 S11\$ N11 USP=[YR=1994] E14 N9 W6 N4 W4 S4 W4 S9\$ N9\$.														

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			100.00	374.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

