

MYSTERIOUS WATERS
 LOT 25 & 26
 OR 47 P 741 , OR 185 P 660

COOK DALE K/COOK DALE K
 55 OSPREY CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-003-082-06113-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1.5 100
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	
0100	01	2,321	83.7250	79.54	184,612	1980	1980	0	0	60.00	40.00	

1 SINGLE FAM 100% - 0
 Heated Area: 2084
 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		107,258	
TOTAL MARKET OB/XF VALUE		5,577	
TOTAL LAND VALUE - MARKET		76,000	
TOTAL MARKET VALUE		188,835	
SOH/AGL Deduction		47,909	
ASSESSED VALUE		140,926	
TOTAL EXEMPTION VALUE		DX HX HB 55,000	
BASE TAXABLE VALUE		85,926	
TOTAL JUST VALUE		188,835	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,186	

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
02 BELOW AVERAGE	0100 SINGLE FAMILY	1 MKT AREA 12	82.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	29,398
DCK	24	10	1993	2	64
DCK	40	10	1993	4	127
DCK	240	10	2009	24	764
FCP	320	25	2009	80	2,545
FUS	840	100	1993	840	26,726
GOF	320	125	2009	400	12,726
PTO	220	5	1993	11	350
STR	96	10	2009	10	318
UOP	66	20	1993	13	414
TOTALS	3,156			2,321	73,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001416	SHED-CO	0	10/25/2019
2007637	GARAGE/APT-CO	0	05/01/2007
2006938	FINISH-SCRM, DCK-	0	06/02/2006
29593	SC/RM-DCK	0	11/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

** This building has 11 Sub-Areas
 55 OSPREY CIR, CRAWFORDVILLE

BLD DATE	XF DATE	INC DATE	RTJ/T	LGL DATE	LAND DATE	AG DATE
05/26/2020	05/26/2020		RTJ/T		05/26/2020	RTJ/T

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	0620	WOOD UTL B	0	100	10	20	200.00	SF	6.00	6.00	100	1989	1989	3	20	240	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0211	CONCRETE W	0	100	5	4	20.00	SF	6.00	6.00	100	2003	2003	3	21	25	
4	0210	CONCRETE D	0	100	18	8	144.00	SF	6.00	6.00	100	2010	2010	3	43	372	
5	0211	CONCRETE W	0	100	0	0	50.00	SF	6.00	6.00	100	2012	2012	3	52	156	
6	0210	CONCRETE D	0	100	24	12	288.00	SF	6.00	6.00	100	2012	2012	3	52	899	
7	0625	PORT WD UT	0	100	24	12	288.00	SF	6.00	6.00	100	2019	2019	3	85	1,469	
8	0700	PORT BLDG	0	100	12	10	120.00	SF	8.00	8.00	100	2019	2019	3	92	883	
9	0700	PORT BLDG	0	100	12	10	120.00	SF	8.00	8.00	100	2019	2019	3	92	883	

BUILDING NOTES												
PTO=[YR=1993] W22 S10 E22 UOP=[YR=1993] W22 S3 E22 BAS=[YR=1993] W22 S42 UOP=[YR=1993] S3 PTR=S25 W50 STR=[YR=2009] W4 S24 E4 DCK=[YR=2009] W20 GOF=[YR=2009] E16 N20 W16 S20\$ S12 E20 N12\$ PTR=E10 FCP=[YR=2009] E16 N20 W16 S20\$W10\$ N24\$ E50 N25\$ E22 N3 W22\$ E22 N42\$ PTR=E15 FUS=[YR=1993] S42 E5 DCK=[YR=1993] S4 E10 N4 W10\$ E15 N42 W7 DCK=[YR=1993] N4 W6 S4 E6\$ W13\$ W15\$ N3\$ N10\$.												

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			200.00	162.00	2.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	76,000							

TOTAL OB/XF												
5,577												

