

MYSTERIOUS WATERS LOT 45
 OR 51 P 780-781 OR 57 P 690
 OR 125 P 195-196 OR 329 P 146

PHOENIX CHERYL
 55 RAZORBACK RD
 CRAWFORDVILLE, FL 32327

2024

00-00-003-082-06132-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
10	LAMINATED 50				
11	CLAY TILE 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
2	100				
2	100				
0	100				
1.	1. 100				
0	100				
03	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	1,120	100	2010	1,120	116,019
BAS	240	100	2020	240	24,861
PTO	20	5	2017	1	103
PTO	25	5	2017	1	103
PTO	140	5	2017	7	725
UOP	100	20	2020	20	2,072
UST	100	45	2017	45	4,661
TOTALS	1,745			1,434	148,545

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%	- 2018		158,027	2017	2017	0	0	6.00	94.00

Heated Area: 1360 HX Base Yr 2018

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			148,545
TOTAL MARKET OB/XF VALUE			1,670
TOTAL LAND VALUE - MARKET			38,000
TOTAL MARKET VALUE			188,215
SOH/AGL Deduction			0
ASSESSED VALUE			188,215
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			133,215
TOTAL JUST VALUE			188,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,872
5YR CK JS PU XFOB PU BAS UOP IN NEW TRAV			
DOD 7/27/14			
ADD WX FOR 2018 OR 1069/180 DC JEFF GROVE			
JEFF GROVE TO WX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000434	SFD-CO	0	05/26/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / V	RSN CD	SALE PRICE
0997/0090	4/07/2016	QC U	V	V	11	10,000
GRANTOR: PHOENIX CHERYL & SAMM						
GRANTEE: PHOENIX CHERYL & SA						
0993/0846	3/11/2016	QC U	V	V	11	10,000
GRANTOR: RENFRO ROBERT R						
GRANTEE: PHOENIX CHERYL & SA						

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	PORTABLE C	0	100	30	20	SF	0.00	0.00	100	2019	2019	3	85	0	
2	0055	PORTABLE C	0	100	30	20	SF	0.00	0.00	100	2019	2019	3	85	0	

BUILDING NOTES			
55 RAZORBACK RD, CRAWFORDVILLE			

BUILDING DIMENSIONS			
UOP=[YR=2020] W10 S10 PTO=[YR=2017] N10 W14 S10 E14\$ E10			
BAS=[YR=2010] W40 PTR=W20 UST=[YR=2017] W10 S10 E10			
PTO=[YR=2017] W10 S2 E10 N2\$ N10\$ E20\$ S28 E30 BAS=[YR=2020]			
W20 S7 PTO=[YR=2017] N5 W5 S5 E5\$ S5 E20 N12\$ E10 N28\$ N10\$.			

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	38,000.00	38,000.00	38,000							