

MYSTERIOUS WATERS LOT 61
OR 519 P 188
OR 1268 P 730

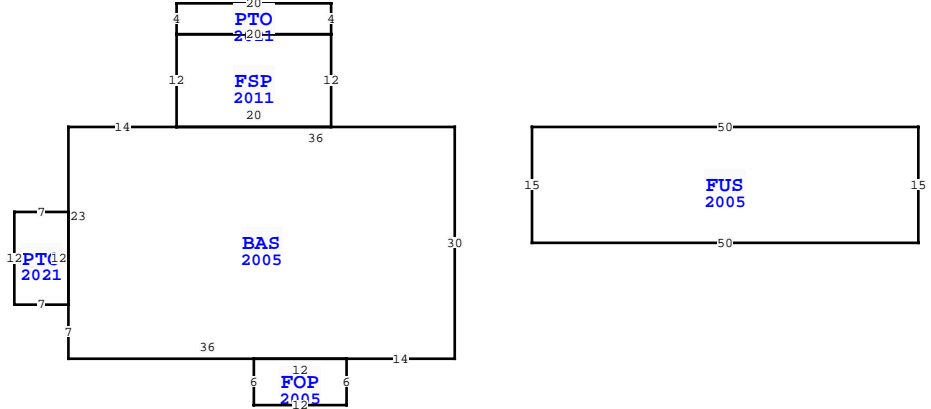
WYANT DAVID A/WYANT VIOLA D
24 MYSTERIOUS WATERS RD
CRAWFORDVILLE, FL 32327

2024

00-00-003-082-06146-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.5	1.5 100
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%	- 2023									Heated Area: 2250	HX Base Yr 2023



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	1	MKT AREA	01		
NEIGHBORHOOD/LOC		82.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2005	1,500	144,304
FOP	72	30	2005	22	2,116
FSP	240	55	2011	132	12,699
FUS	750	100	2005	750	72,152
PTO	80	5	2021	4	385
PTO	84	5	2021	4	385
TOTALS	2,726			2,412	232,040

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		232,040			
TOTAL MARKET OB/XF VALUE		5,044			
TOTAL LAND VALUE - MARKET		38,000			
TOTAL MARKET VALUE		275,084			
SOH/AGL Deduction		37,722			
ASSESSED VALUE		237,362			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		187,362			
TOTAL JUST VALUE		275,084			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		275,355			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1268/0730	6/02/2022	WD Q	I 01	370,000
GRANTOR: BEAM ERICK M & NICKI				
GRANTEE: WYANT DAVID A & VIO				
0519/0188	1/05/2004	WD Q	V	18,000
GRANTOR: LANDSTROM				
GRANTEE: BEAM				

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
2	0030	BARN, POLE	0	100	30	900.00	SF	9.00	9.00	100	2012	2012	3	52	4,212	

BLD DATE				RTSR				LGL DATE			
09/07/2017								09/07/2017			
XF DATE				RTSR				LAND DATE			
09/07/2017								09/07/2017			
INC DATE								AG DATE			

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W36 FSP=[YR=2011] E20 N12 W20 PTO=[YR=2021] E20 N4 W20 S4\$ S12\$ W14 S23 PTO=[YR=2021] N12 W7 S12 E7\$ S7 E36 FOP=[YR=2005] W12 S6 E12 N6\$ E14 N30\$ PTR= E10 FUS=[YR=2005] S15 E50 N15 W50\$ W10\$.													

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			200.00	165.00	1.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	38,000							