LOT 5 HS P-23-M-3
IN S PART OF NW 1/4 OF LOT 5
DB 5 P 56

JACKSON LINCOLN
104 RICHARD CREECH RD
CRAWFORDVILLE, FL 32327

2024

00-00-005-000-06254-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	01	MINIMUM
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 1 | MKT AREA: 12

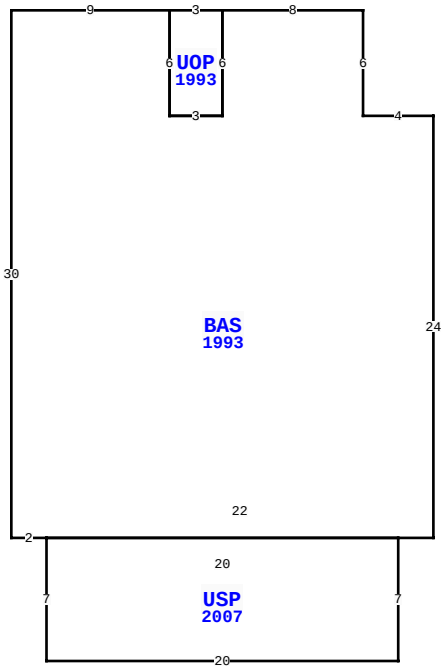
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	678	100	1993	678	16,424
UOP	18	20	1993	4	97
USP	140	40	2007	56	1,356
TOTALS	836			738	17,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	738	63.7500	60.56	44,693	1950	1950	0	0	0	60.00	40.00

1 SINGLE FAM 100% - 2012 Heated Area: 678 HX Base Yr 2012



104 RICHARD CREECH RD, CRAWFORDVILLE

BLD DATE	12/14/2017	FRSR	LGL DATE	12/14/2017	RTJT
XF DATE	12/14/2017	RTJT	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,877
TOTAL MARKET OB/XF VALUE		709
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		26,086
SOH/AGL Deduction		8,024
ASSESSED VALUE		18,062
TOTAL EXEMPTION VALUE	HX HB	18,062
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		26,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,171

FR 5 YR CK DEMO XFOB

5 YR PRCL CH, N/C

COCR120204-HX OMITTED IN ERROR.

CHG QUAL TO MIN PER DS, HSE IN VERY POOR COND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/0511	5/19/2006	QC	Q	I	01	100

GRANTOR: CREECH FLORANCE

GRANTEE: JACKSON LINCOLN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N6 W8 UOP=[YR=1993] W3 S6 E3 N6$ S6 W3 N6 W9 S30 E2 USP=[YR=2007] S7 E20 N7 W20$ E22 N24 $.

EXTRA FEATURES

LN	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	0	0	216.00	SF	6.00	6.00	100	1980	1980	3	20	259	
2	0620	WOOD UTL B	0	100	0	0	80.00	SF	6.00	6.00	100	1980	1980	3	20	96	
3	0700	PORT BLDG	0	100	8	8	64.00	SF	8.00	8.00	100	1980	1980	3	20	102	
4	0955	PRIVACY FE	0	100	0	0	56.00	LF	15.00	15.00	100	2006	2006	3	30	252	

LAND DESCRIPTION

TOTAL OB/XF 709

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 05/13/2022 BY FRLA Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS