WAKULLA GARDENS UNIT 5
BLOCK 41 LOTS 6 & 7
OR 29 P 612 OR 719 P 790

WALLACE TARANDA L/MILLS RYAN O JTRS
1640 DR MLK JR MEMORIAL RD
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09512-000

BUILDING CHARACTERISTICS

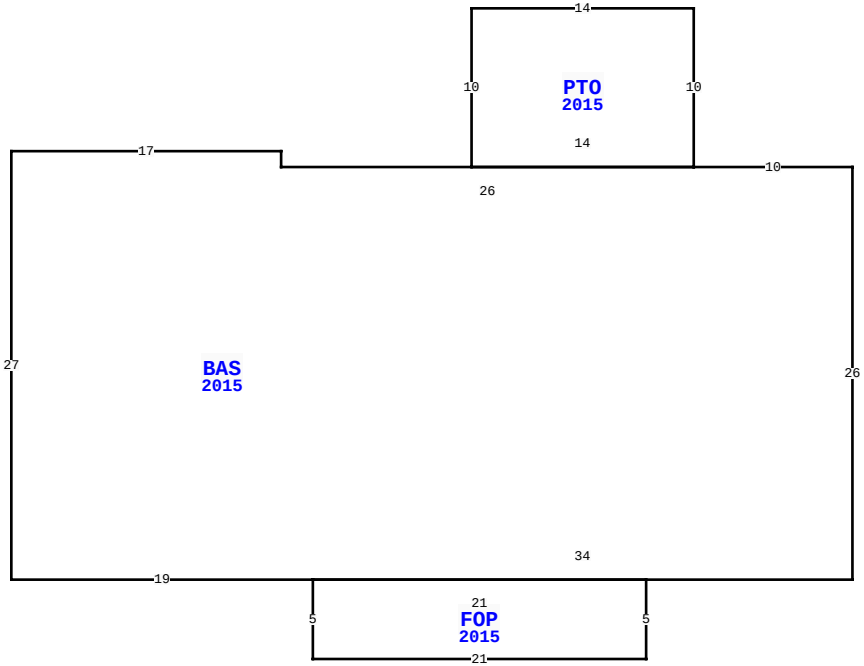
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	12.00	1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	2015	1,395	145,499
FOP	105	30	2015	32	3,338
PTO	140	5	2015	7	730
TOTALS	1,640			1,434	149,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	99.4500	113.37	162,573	2015	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2016 Heated Area: 1395 HX Base Yr 2016



BLD DATE	09/24/2019 RTJT	LGL DATE	
XF DATE	09/24/2019 RTJT	LAND DATE	03/09/2008 JBHC
INC DATE		AG DATE	

1640 DR MLK JR MEMORIAL RD, CRAWFORDVILLE

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	0210	CONCRETE D	0	100	0	0	974.00	SF	6.00	6.00	100	2015	2015	3	67	3,915	
2	0211	CONCRETE W	0	100	44	4	176.00	SF	6.00	6.00	100	2015	2015	3	67	708	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,567
TOTAL MARKET OB/XF VALUE	4,623
TOTAL LAND VALUE - MARKET	20,400
TOTAL MARKET VALUE	174,590
SOH/AGL Deduction	64,361
ASSESSED VALUE	110,229
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	60,229
TOTAL JUST VALUE	174,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,564

5 YR PRCL CH, N/C

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2

LOT 5 COMBINED FROM PRCL 09513-000

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000592	ELEC	0	07/01/2015
2014929	SFD-CO	0	11/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0511	4/24/2015	WD	Q	I	01	127,900
GRANTOR: JASON WESSINGER CONST						
GRANTEE: WALLACE TARANDA L &						
0919/0790	8/20/2013	WD	Q	V	05	6,000
GRANTOR: SEAHORN J & MCCLENDO						
GRANTEE: JASON WESSINGER CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2015] N10 W14 S10 E14$ W26 N1 W17 S27 E19 FOP=[YR=2015] S5 E21 N5 W21$ E34 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 4,623

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			50.00	143.00	1.50	LT		1.00	1.00	1.00	13,600.00	13,600.00	20,400							

REVIEW DATE 09/24/2019 BY RTJT Total Acres: 0.16 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 05/06/2026 BY SYS