WAKULLA GARDENS BLOCK 24
LOT 53 & N 1/2 OF LOT 54
OR 2 P 446 OR 509 P 535-536

DAVIS CAROLYN F
50 IROQUOIS RD
CRAWFORDVILLE, FL 32327

2024

00-00-035-008-07958-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

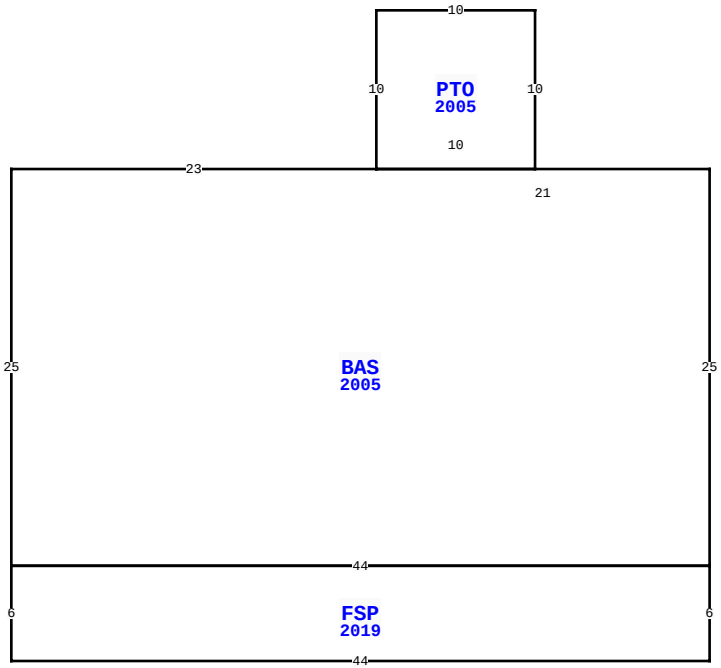
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	10	LAMINATED 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	8.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2005	1,100	124,439
FSP	264	55	2019	145	16,403
PTO	100	5	2005	5	566
TOTALS	1,464			1,250	141,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	109.5000	130.03	162,538	2005	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2017 Heated Area: 1100 HX Base Yr 2017



50 IROQUOIS RD, CRAWFORDVILLE

BLD DATE	11/07/2018	RTSR	LGL DATE	
XF DATE	11/07/2018	RTSR	LAND DATE	03/19/2018 RTSR
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,408
TOTAL MARKET OB/XF VALUE		3,970
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		155,878
SOH/AGL Deduction		65,003
ASSESSED VALUE		90,875
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		35,875
TOTAL JUST VALUE		155,878
NCON VALUE		16,403
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,015

FR 5YR CK 2/9/23; PU XFOB & TRAV; CHG XFOB
5 YR PRCL CH, PU XFOB LN 3-6
MERLE DUANE DAVIS DOD 1-10-2013 OR 1008 P 564
LN 2, CHG FLOOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000004	RE-ROOF/SHINGLES-		01/12/2024
15001166	HVAC	0	12/29/2015
15001147	DOOR	0	12/18/2015
2005471	SFD	0	04/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/0353	3/14/2016	WD	U	I	12	66,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DAVIS CAROLYN F						
0924/0730	9/24/2013	WD	U	I	12	100
GRANTOR: BANK OF AMERICA, N.A.						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W21 W23 S25 E44 N25 $
PTO=[YR=2005;ORIG=-21,0] E10 N10 W10 S10 $
FSP=[YR=2019;ORIG=-44,25] E44 S6 W44 N6 $
.

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	20	20	400.00	SF	6.00	6.00	100	2005	2005	3	24	576	
2	0211	CONCRETE W	0	100	21	3	63.00	SF	6.00	6.00	100	2005	2005	3	24	91	
3	0700	PORT BLDG	0	100	12	8	96.00	SF	8.00	8.00	100	2016	2016	3	86	660	
4	0080	4' CHAINLI	0	100	0	0	112.00	LF	13.00	13.00	100	2016	2016	3	72	1,048	
5	0955	PRIVACY FE	0	100	0	0	56.00	LF	15.00	15.00	100	2016	2016	3	87	731	
6	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	2016	2016	3	72	864	
7	0635	PORT MTL U	0	100	10	8	80.00	SF	0.00	0.00	100	2024	2019	AV	85	0	

LAND DESCRIPTION

TOTAL OB/XF 3,970

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			75.00	100.00	1.50	LT		1.00	1.00	1.00	7,000.00	7,000.00	10,500							

REVIEW DATE 02/09/2023 BY FRLH Total Acres: 0.17 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 04/01/2026 BY SYS