

HERON CREEK  
LOT 1  
OR 895 P 688

COLLINS MARTY SHANE  
P.O. BOX 251  
CRAWFORDVILLE, FL 32326

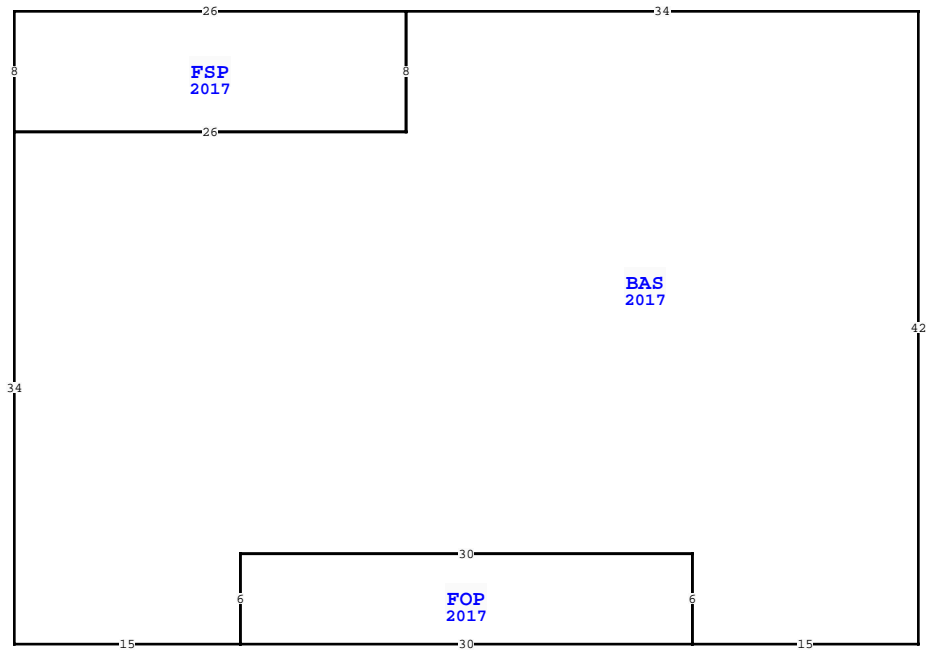
2024

00-00-037-374-09728-L01



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	05	WOOD FRAME 100			
Exterior Wall	02	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	12	HARDWOOD 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2017	2,132	237,215
FOP	180	30	2017	54	6,009
FSP	208	55	2017	114	12,684
TOTALS	2,520			2,300	255,907

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%	- 0		266,570	2017	2019	0	0	4.00	96.00	
Heated Area: 2132 HX Base Yr												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			265,399	
TOTAL MARKET OB/XF VALUE			3,467	
TOTAL LAND VALUE - MARKET			106,050	
TOTAL MARKET VALUE			287,812	
SOH/AGL Deduction			77,398	
ASSESSED VALUE			210,414	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			160,414	
TOTAL JUST VALUE			374,916	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			275,566	
INCR EYB 2017-2019 HVAC B23-812 CC 6/30/2023				
2024 HX CARD RETURN NO COA				
2024 AG CARD RETURNED UTF				
2023 AG APP RECVD APPRVD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-000812	HVAC CHANGE OUT-C		06/28/2023	
16000981	SFD-CO	0	10/07/2016	
16000981	SFD	0	10/07/2016	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0895/0688	11/29/2012	WD U	V 12	55,000
GRANTOR: CAPITAL CITY BANK				
GRANTEE: COLLINS MARTY SHANE				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2017] W34 FSP=[YR=2017] S8 W26 N8 E26\$ S8 W26 S34 E15 N6 E30 S6 FOP=[YR=2017] N6 W30 S6 E30\$ E15 N42 \$.				

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	0211	CONCRETE W	0	100	0	0	102.00	SF	6.00	6.00	100	2020	2020	3	89	545	
2	0211	CONCRETE W	0	100	21	4	84.00	SF	6.00	6.00	100	2020	2020	3	89	449	
3	0211	CONCRETE W	0	100	6	4	24.00	SF	6.00	6.00	100	2020	2020	3	89	128	
4	0940	OPEN SHED	0	100	12	25	300.00	SF	4.00	4.00	100	2020	2020	3	89	1,068	
5	0055	PORTABLE C	0	100	18	25	450.00	SF	0.00	0.00	100	2020	2020	3	89	0	
6	0700	PORT BLDG	0	100	10	14	140.00	SF	8.00	8.00	100	2017	2017	3	88	986	
7	0060	DECK WOOD	0	100	8	8	64.00	SF	5.00	5.00	100	2017	2017	3	91	291	
TOTAL OB/XF 3,467																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	12.14	AC		1.00	1.00	1.00	325.00	325.00	3,946							

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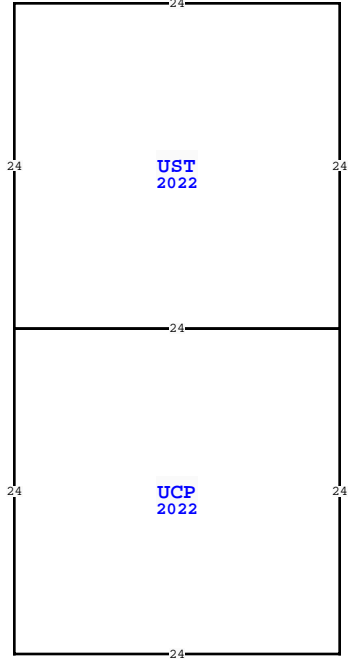
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	02	WINDOW	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	5000 IMPRVD AG RES		
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	000 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UCP	576	20	2022
UST	576	45	2022
TOTALS	1,152		374
			9,492

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 0								
				Heated Area: 0							
					HX Base Yr						



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		160,414				
TOTAL JUST VALUE		374,916				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		275,566				
FR 5YR PRCL CK - PU NEW XFOBS, PU NEW BLDG						
2022 AG REMOVED NO RETURN CARD						
2021 AG APPROV W/O RETURN CARD						
5 YR PRCL CH, PU NEW SFD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0895/0688	11/29/2012	WD	U	V	12	55,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: COLLINS MARTY SHANE						
BUILDING NOTES						
BUILDING DIMENSIONS						
UST=[YR=2022] W24 S24 E24 UCP=[YR=2022] W24 S24 E24 N24\$ N24\$.						

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	
73 CASSEAU RD, CRAWFORDVILLE																	
												BLD DATE	02/22/2017	RTSR	LGL DATE		
												XF DATE			LAND DATE	02/22/2017	RTSR
												INC DATE			AG DATE		
TOTALS 0																	

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