LOT 38 HS P-3-4-M-9
PARCEL CONTAINING 1.29 AC M/L
KNOWN AS TRACT 3 LYING IN THE

EVANS DUANE/EVANS LESA
P O BOX 483
CRAWFORDVILLE, FL 32326

2024

00-00-038-000-09739-004

BUILDING CHARACTERISTICS

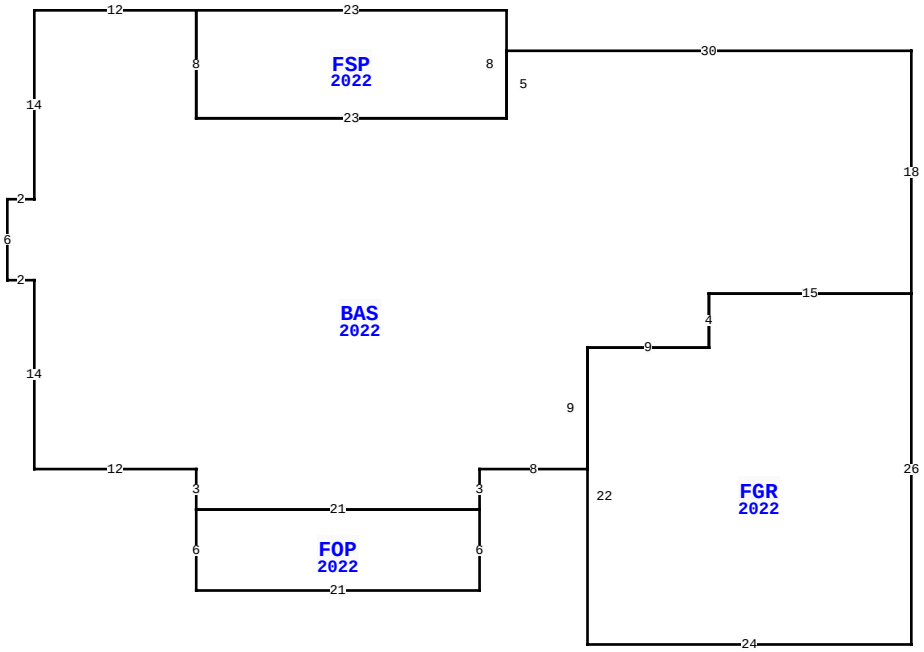
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
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	1,735	100	2022	1,735	182,587
FGR	588	50	2022	294	30,939
FOP	126	30	2022	38	3,999
FSP	184	55	2022	101	10,629
TOTALS	2,633			2,168	228,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	111.9000	106.30	230,458	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1735 HX Base Yr 2023



1940 WAKULLA ARRAN RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/07/2021 MMJS	LAND DATE	09/07/2021 MMJS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,153
TOTAL MARKET OB/XF VALUE		31,693
TOTAL LAND VALUE - MARKET		13,545
TOTAL MARKET VALUE		273,391
SOH/AGL Deduction		115,134
ASSESSED VALUE		158,257
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,257
TOTAL JUST VALUE		273,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,469

LW PU SOLAR PANELS W/CC 2/15/2023
CONFIRM ADDRESS IS PO BOX.
PORT FROM 05506-H01 EVANS
JS PU NEW SFD,& XFOB 0210,0211,0955,0025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000035	SOLAR PANELS-CC		01/23/2024
22000248	SFD-CO	0	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0406	12/09/2021	WD	Q	V	05	45,000
GRANTOR: TRYGGVI INGOLFSSON LL						
GRANTEE: EVANS DUANE & LESA						
1213/0012	6/09/2021	TD	U	V	11	5,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: TRYGGVI INGOLFSSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S5 W23 N8 FSP=[YR=2022] S8 E23 N8 W23$ W12 S14 W2 S6 E2 S14 E12 S3 E21 FOP=[YR=2022] W21 S6 E21 N6$ N3 E8 N9 E9 N4 E15 FGR=[YR=2022] W15 S4 W9 S22 E24 N26$ N18$.

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	1,461.00	SF	6.00	6.00	100	2022	2022	3	97	8,503	
2	0211	CONCRETE W	0	100	11	4	44.00	SF	6.00	6.00	100	2022	2022	3	97	256	
3	0955	PRIVACY FE	0	100	0	0	140.00	LF	15.00	15.00	100	2022	2022	3	99	2,079	
4	0025	BARN,POLE	0	100	43	40	1,720.00	SF	12.50	12.50	100	2022	2022	3	97	20,855	

LAND DESCRIPTION

TOTAL OB/XF 31,693

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	1.29	AC		1.00	1.00	1.00	10,500.00	10,500.00	13,545							

REVIEW DATE 02/15/2024 BY Lwillis Total Acres: 1.29 Total Land Value: 13,545 Market: 0 Agricultural: 0 Common: 13,545 PRINTED 04/22/2026 BY SYS