LOT 38 HS P-4-M-9
ON S SIDE OF W 1/2 OF SE 1/4
OF LOT 38 LESS .13 FOR R/W

LAVIEREI DAVID/LAVIEREI KATHERINE
1876 WAKULLA ARRAN ROAD
CRAWFORDVILLE, FL 32327

2024

00-00-038-000-09740-000

BUILDING CHARACTERISTICS

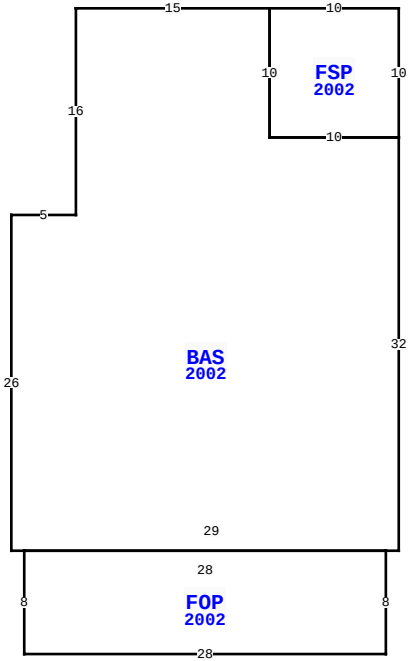
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 90
Interior Floo	11	CLAY TILE 10
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

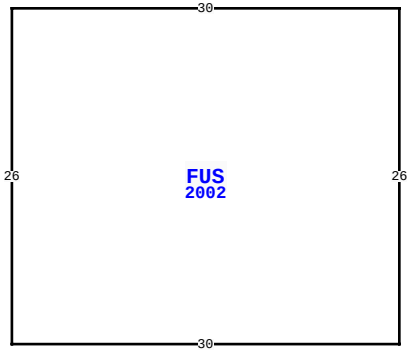
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2002	1,080	92,240
FOP	224	30	2002	67	5,722
FSP	100	55	2002	55	4,697
FUS	780	100	2002	780	66,618
TOTALS	2,184			1,982	169,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	113.8000	108.11	214,274	2002	2002	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2021 Heated Area: 1860 HX Base Yr 2021





1876 WAKULLA ARRAN RD, CRAWFORDVILLE

BLD DATE	12/11/2018	FRJT	LGL DATE	12/11/2018	FRJT
XF DATE	12/11/2018	FRJT	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,013
TOTAL MARKET OB/XF VALUE		6,195
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		242,208
SOH/AGL Deduction		64,574
ASSESSED VALUE		177,634
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,634
TOTAL JUST VALUE		242,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,731

5 YR CH FR 5/16/23 CHG FLOR, HTTP, & A/C
ADD HX & PORT FOR 2021- LAVIEREI
5 YR PRCL CK, DEL XFOB LN 7, 8. CHG HEAT,AIR
CHG DIMENS XFOB LN 1 & 3, PU XFOB LN 5-8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000302	MECH	0	07/15/2020
027350	SFD	0	03/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/0894	6/17/2020	WD	Q	I	01	195,000
GRANTOR: LSG OF TALLAHASSEE, I						
GRANTEE: LAVIERI DAVID & KAT						
1145/0337	2/20/2020	CT	U	I	18	100
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: L S G OF TALLAHASSE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W10 BAS=[YR=2002] W15 S16 W5 S26 E1
FOP=[YR=2002] S8 E28 N8 W28$ E29 N32 W10 N10$ S10 E10 N10$
PTR=[YR=2002] E10 FUS=[YR=2002] S26 E30 N26 W30$ W10$.

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	2,613.00	SF	6.00	6.00	100	2002	2002	3	20	3,136	
2	0211	CONCRETE W	0	100	0	0	105.00	SF	6.00	6.00	100	2002	2002	3	20	126	
3	0150	FIRE PLACE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2003	2003	3	60	1,500	
4	0211	CONCRETE W	0	100	22	3	66.00	SF	6.00	6.00	100	2002	2002	3	20	79	
5	0211	CONCRETE W	0	100	16	3	48.00	SF	6.00	6.00	100	2002	2002	3	20	58	
6	0213	CONCRETE P	0	100	12	18	216.00	SF	6.00	6.00	100	2002	2002	3	100	1,296	

LAND DESCRIPTION

TOTAL OB/XF 6,195

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	4.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	56,000							

REVIEW DATE 05/16/2023 BY FRAK Total Acres: 4.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 06/17/2026 BY SYS

LOT 38 HS P-4-M-9
ON S SIDE OF W 1/2 OF SE 1/4
OF LOT 38 LESS .13 FOR R/W

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Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Heating Type	01	NONE 100
Air Condition	01	NONE 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 1 | MKT AREA: 10

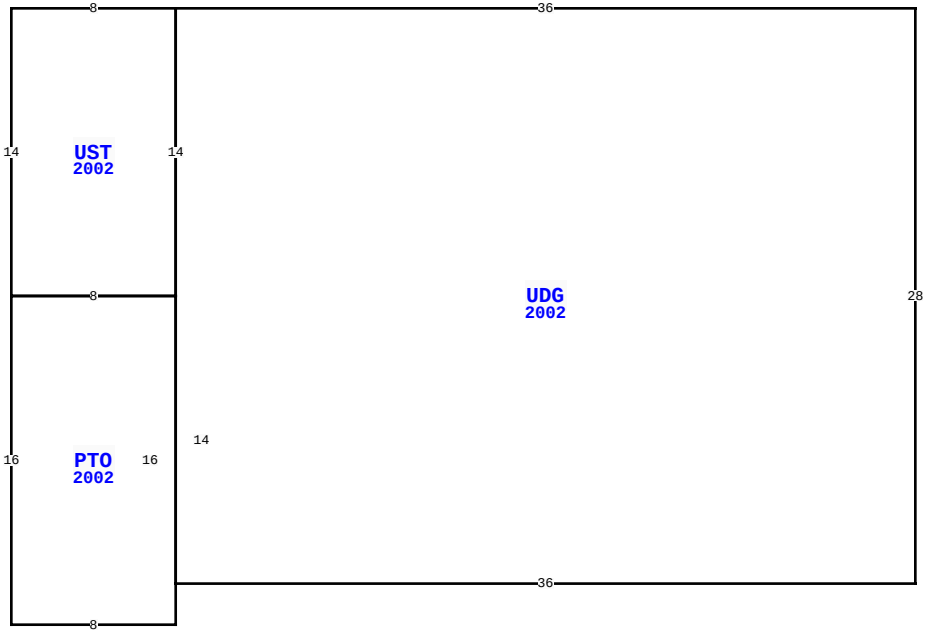
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
PTO	128	5	2002	6	106
UDG	1,008	55	2002	554	9,751
UST	112	45	2002	50	880
TOTALS	1,248			610	10,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0170	01	610	49.5000	22.28	13,591	2002	2002	0	0	0	21.00	79.00

2 SFR UFGR 100% - 2021 Heated Area: 0 HX Base Yr 2021



1876 WAKULLA ARRAN RD, CRAWFORDVILLE

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WAKULLA COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,731

5 YR PRCL CH, PU FNDN CARD 1, PU BLDG CARD 2,
PU NEW TRAV,FRM,CHG EXW,QUAL,FLR'5 YR PRCL CK
LAND REVAL SALES STUDY/CHG QUAL TO GOOD
DEL HX

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1145/0337	2/20/2020	CT	U	I	18	100
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: L S G OF TALLAHASSE						

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[YR=2002] W36 UST=[YR=2002] W8 S14 E8 N14$ S14
PTO=[YR=2002] W8 S16 E8 N16 $ S14 E36 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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