

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

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	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
BAS	1,080	100	2002
FOP	224	30	2002
FSP	100	55	2002
FUS	780	100	2002
TOTALS	2,184		

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%	- 2021		Heated Area: 1860					HX Base Yr 2021	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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	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 TALLHASSE						

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	0210	CONCRETE D	0	100	0	2,613.00	SF	6.00	6.00	100	2002	2002	3	20	3,136	
2	0211	CONCRETE W	0	100	0	105.00	SF	6.00	6.00	100	2002	2002	3	20	126	
3	0150	FIRE PLACE	0	100	0	1.00	UT	2,500.00	2,500.00	100	2003	2003	3	60	1,500	
4	0211	CONCRETE W	0	100	22	66.00	SF	6.00	6.00	100	2002	2002	3	20	79	
5	0211	CONCRETE W	0	100	16	48.00	SF	6.00	6.00	100	2002	2002	3	20	58	
6	0213	CONCRETE P	0	100	12	216.00	SF	6.00	6.00	100	2002	2002	3	100	1,296	

BUILDING NOTES			
1876 WAKULLA ARRAN RD, CRAWFORDVILLE			

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\$.

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
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							

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 OF LOT 38 LESS .13 FOR R/W

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 1876 WAKULLA ARRAN ROAD  
 CRAWFORDVILLE, FL 32327

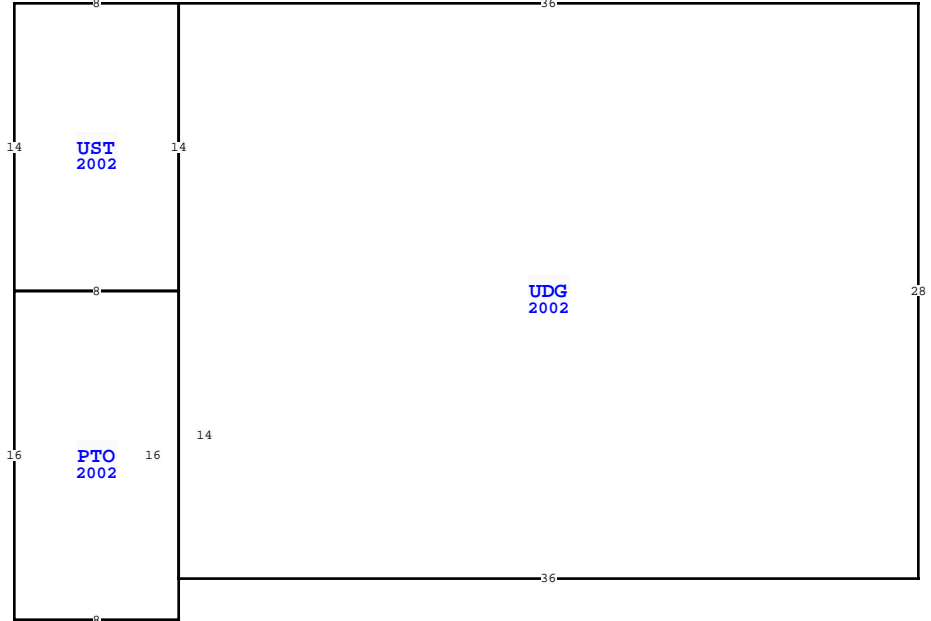
2024

00-00-038-000-09740-000



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	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
PTO	128	5	2002
UDG	1,008	55	2002
UST	112	45	2002
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
2 SFR UFGR		100%	- 2021								
				Heated Area:	0	HX Base Yr		2021			



WAKULLA COUNTY PROPERTY		PAGE 2 of 2	3
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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

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GRANTOR: LSG OF TALLAHASSEE, I						
GRANTEE: LAVIERI DAVID & KAT						
1145/0337	2/20/2020	CT	U	I	18	100
GRANTOR: WAKULLA CLERK OF COUR						
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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						
1876 WAKULLA ARRAN RD, CRAWFORDVILLE												BLD DATE	12/11/2018	FRJT	LGL DATE							
												XF DATE	12/11/2018	FRJT	LAND DATE	12/11/2018	FRJT					
												INC DATE			AG DATE							

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\$.

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