

LOT 38 HS PORTION OF
TRACT 5,6,7 OF LAWRENCE HARVEY
LAND IN SW 1/4 OF LOT 38 HS

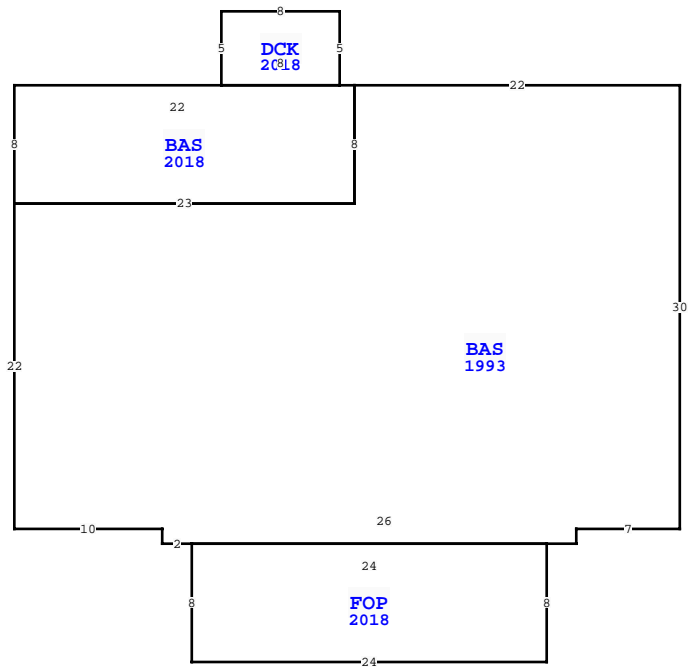
MCQUEEN REGINA/MCQUEEN QUINTON
1814 WAKULLA ARRAN RD
CRAWFORDVILLE, FL 32327

2024

00-00-038-000-09756-000

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	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	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	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	08	FAIR			
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	1,194	100	1993	1,194	108,899
BAS	184	100	2018	184	16,782
DCK	40	10	2018	4	365
FOP	192	30	2018	58	5,290
TOTALS	1,610			1,440	131,335

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%	- 2018		154,512	1960	2008	0	0	15.00	85.00	Heated Area: 1378 HX Base Yr 2018	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		131,335				
TOTAL MARKET OB/XF VALUE		2,024				
TOTAL LAND VALUE - MARKET		23,400				
TOTAL MARKET VALUE		149,003				
SOH/AGL Deduction		102,788				
ASSESSED VALUE		46,215				
TOTAL EXEMPTION VALUE		25,000		HX HB		
BASE TAXABLE VALUE		21,215				
TOTAL JUST VALUE		156,759				
NCON VALUE		952				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		149,035				
5 YR CH FR 5/6/23 PU XFOBS						
2022 AG RENEWAL RECD						
2021 AG RENEWAL RECD						
2019 AG NOTICE RECVD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
15001118	SFD REMODEL-CO	0	01/12/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/0624	5/08/2015	WD Q	Q	I	01	29,000
GRANTOR: DEMONTMOLLIN JOHN & J						
GRANTEE: MCQUEEN REGINA & QU						
0920/0169	8/30/2013	WD U	V	40		25,000
GRANTOR: JOHNSON JOHN SR						
GRANTEE: DEMONTMOLLIN JOHN &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W22 BAS=[YR=2018] W1 DCK=[YR=2018] N5 W8 S5 E8\$ W22 S8 E23 N8\$ S8 W23 S22 E10 S1 E2 FOP=[YR=2018] S8 E24 N8 W24\$ E26 N1 E7 N30\$.						

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	0940	OPEN SHED	0	100	20	20			4.00	100	2015	2015	3	67	1,072	
8	0620	WOOD UTL B	0	100	8	14	SF	6.00	6.00	100	2024	2019	AV	85	571	
9	0940	OPEN SHED	0	100	8	14	SF	4.00	4.00	100	2024	2019	AV	85	381	
TOTALS														2,024		

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	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	006690	A	MISC GROVE	0			0.00	0.00	1.12	AC		1.00	1.00	1.00	575.00	575.00	644							