

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

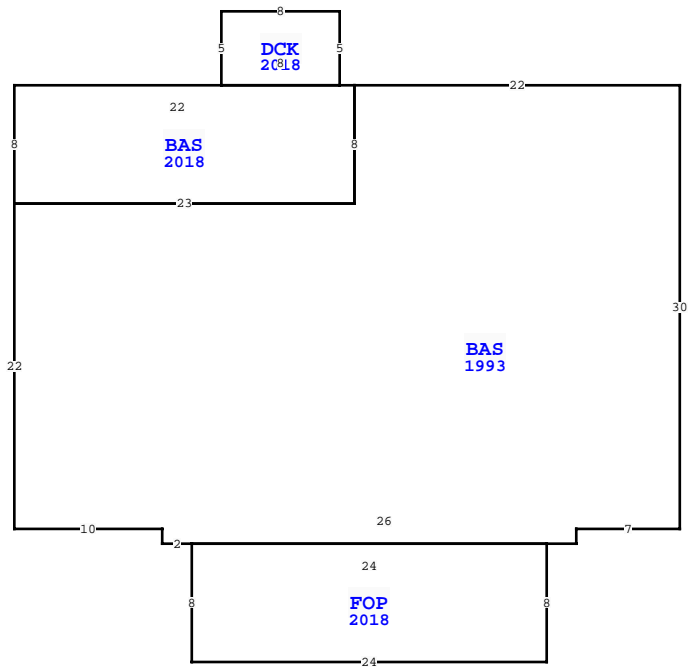
2024

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
BAS	1,194	100	1993
BAS	184	100	2018
DCK	40	10	2018
FOP	192	30	2018
TOTALS	1,610		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,440	112.9500	107.30	154,512	1960	2008	0	0	15.00	85.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1378 HX Base Yr 2018													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	HX HB		25,000
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 &						

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	

TOTAL OB/XF													
1814 WAKULLA ARRAN RD, CRAWFORDVILLE													
2,024													

BUILDING NOTES													
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\$.													

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							