LOT 38 HS P-24-M-9
IN SW 1/4 OF LOT 38 HS
KNOWN AS PARCELS A, B & C

TAFF SAMUEL L/TAFF KATHERINE
80 OHANA LN
CRAWFORDVILLE, FL 32327

**2024**

**00-00-038-000-09760-000**

## BUILDING CHARACTERISTICS

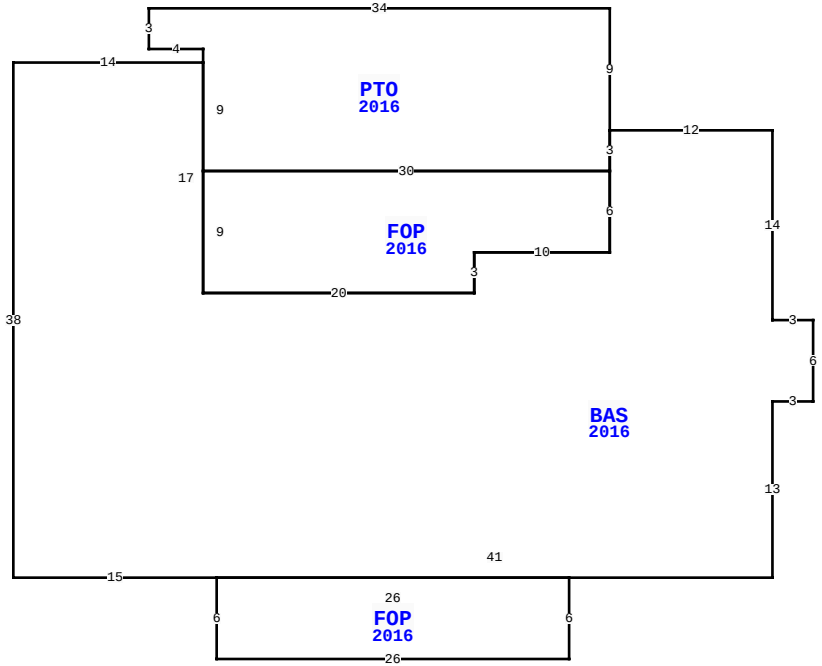
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| 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 | 1,606 | 100 | 2016 | 1,606 | 166,012 |
| FOP | 156 | 30 | 2016 | 47 | 4,858 |
| FOP | 240 | 30 | 2016 | 72 | 7,443 |
| PTO | 372 | 5 | 2016 | 19 | 1,964 |
| TOTALS | 2,374 | | | 1,744 | 180,277 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,744 | 117.0000 | 111.15 | 193,846 | 2016 | 2016 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1606 HX Base Yr 2017




80 OHANA LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 10/20/2021 JSJS | LGL DATE | |
| XF DATE | 10/20/2021 JSJS | LAND DATE | 10/20/2021 JSJS |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 180,277 |
| TOTAL MARKET OB/XF VALUE | 11,952 |
| TOTAL LAND VALUE - MARKET | 48,600 |
| TOTAL MARKET VALUE | 240,829 |
| SOH/AGL Deduction | 66,030 |
| ASSESSED VALUE | 174,799 |
| TOTAL EXEMPTION VALUE | HX HB 50,000 |
| BASE TAXABLE VALUE | 124,799 |
| TOTAL JUST VALUE | 240,829 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 226,980 |

5 YR PRCL CH, N/C

REMOVE CONF PER OWNER SEE SCANS

REMOVE CONF REQ PER OWNER

MARKED CONFIDENTIAL PER OWNER REQ

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16000016 | POLE BARN | 0 | 01/15/2016 |
| 15000882 | SFD-CO | 0 | 10/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0982/0081 | 9/30/2015 | WD | Q | V | 01 | 28,000 |
| GRANTOR: BROWN MORRIS & MCLAUG | | | | | | |
| GRANTEE: TAFF SAMUEL L & KAT | | | | | | |
| 0668/0242 | 7/25/2006 | WD | Q | V | 02 | 88,000 |
| GRANTOR: STEVE BROW LLC | | | | | | |
| GRANTEE: BROWN MORRIS & MCLA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W12 PTO=[YR=2016] N9 W34 S3 E4 S9 E30 N3$ S3 FOP=[YR=2016] W30 S9 E20 N3 E10 N6$ S6 W10 S3 W20 N17 W14 S38 E15 FOP=[YR=2016] S6 E26 N6 W26$ E41 N13 E3 N6 W3 N14$.

## 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 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2016 | 2016 | 3 | 86 | 1,118 | |
| 2 | 0050 | CARPORT UN | 0 | 100 | 36 | 24 | 864.00 | SF | 9.00 | 9.00 | 100 | 2016 | 2016 | 3 | 86 | 6,687 | |
| 3 | 0210 | CONCRETE D | 0 | 100 | 36 | 24 | 864.00 | SF | 6.00 | 6.00 | 100 | 2016 | 2016 | 3 | 72 | 3,732 | |
| 4 | 0625 | PORT WD UT | 0 | 100 | 8 | 12 | 96.00 | SF | 6.00 | 6.00 | 100 | 2016 | 2016 | 3 | 72 | 415 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,952

| 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 | 4.32 | AC | | 1.00 | 1.00 | 1.00 | 11,250.00 | 11,250.00 | 48,600 | | | | | | | |

REVIEW DATE 10/20/2021 BY JSJS Total Acres: 4.32 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 04/22/2026 BY SYS