

PINEY GROVE LOT 5  
 OR 993 P 401 OR 1014 P 560  
 OR 1114 P 31 OR 1119 P 5

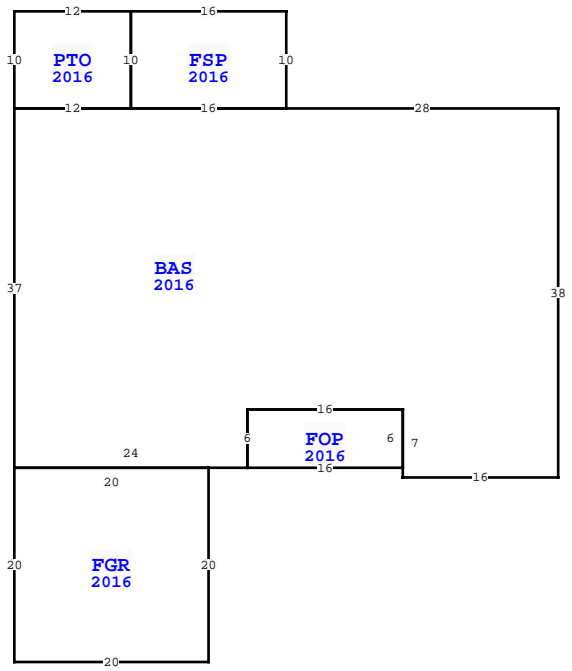
MCDONALD ALAN/MCDONALD DEBBIE  
 1652 WAKULLA ARRAN RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-039-385-09767-A05

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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,315	116.5000	127.28	294,653	2016	2016	0	0	0	7.00	93.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1992 HX Base Yr 2020													



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 10			
NEIGHBORHOOD/LOC	139.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	2016	1,992	235,794
FGR	400	50	2016	200	23,674
FOP	96	30	2016	29	3,433
FSP	160	55	2016	88	10,417
PTO	120	5	2016	6	711
TOTALS	2,768			2,315	274,027

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,495.00	1,495.00	100	2016	2016	3	86	1,286	
2	0210	CONCRETE D	0	100	0	3,536.00	SF	6.90	6.90	100	2016	2016	3	72	17,567	
3	0211	CONCRETE W	0	100	70	280.00	SF	6.90	6.90	100	2016	2016	3	72	1,391	
4	0210	CONCRETE D	0	100	0	1,090.00	SF	6.90	6.90	100	2017	2017	3	76	5,716	
5	0125	MTL/VYL AC	0	100	0	138.00	LF	21.85	21.85	100	2018	2018	3	80	2,412	

1652 WAKULLA ARRAN RD, CRAWFORDVILLE													
BLD DATE	03/03/2017	FRSR	LGL DATE										
XF DATE	03/03/2017	FRSR	LAND DATE	03/03/2017									
INC DATE			AG DATE										
TOTAL OB/XF 28,372													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			311,994
TOTAL MARKET OB/XF VALUE			28,372
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			415,366
SOH/AGL Deduction			18,563
ASSESSED VALUE			396,803
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			346,803
TOTAL JUST VALUE			415,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,246
FR 5 YR CK, PU XFOB			
ADD HX & PORT FOR 2020-MCDONALD			
2020 OUTGOING DR501T SENT TO BAY COUNTY			
2020 HX APP RECEIVED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001074	DETACHED WORKSHOP	0	10/31/2016
16000317	SFD-CO	0	04/14/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0005	7/26/2019	WD	Q	I	01	399,900
GRANTOR: SCOTT THOMAS ELIJAH						
GRANTEE: MCDONALD ALAN & DEB						
1114/0031	6/03/2019	QC	U	I	30	100
GRANTOR: SCOTT MARCIE NICOLE						
GRANTEE: SCOTT THOMAS ELIJAH						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2016] W28 FSP=[YR=2016] N10 W16 S10 E16\$ W16													
PTO=[YR=2016] N10 W12 S10 E12\$ W12 S37 FGR=[YR=2016] S20 E20													
N20 W20\$ E24 FOP=[YR=2016] E16 N6 W16 S6\$ N6 E16 S7 E16 N38\$.													

LAND DESCRIPTION														TOTAL OB/XF 28,372										
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	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

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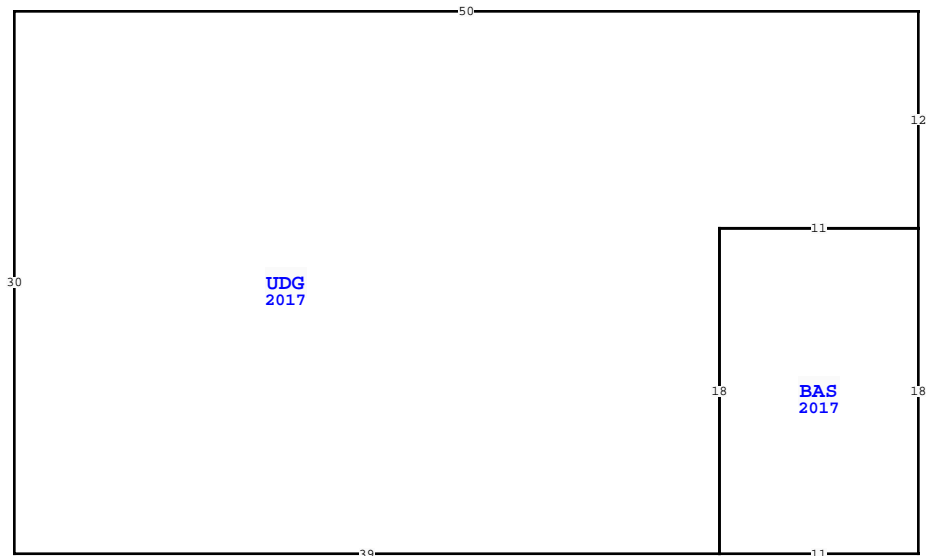
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Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	07	NONE	80		
Interior Wall	05	DRYWALL	20		
Interior Floo	03	CONC	FINSH	100	
Heating Type	03	FORCED	AIR	100	
Air Condition	03	CENTRAL	100		
Bathrooms			1	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	139.00		1.15/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	198	100	2017	198	8,225
UDG	1,302	55	2017	716	29,742
TOTALS	1,500			914	37,967

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%	- 2020		44.19	40,390	2017	2017	0	0	6.00	94.00
				Heated Area:	198	HX Base Yr		2020				



UDG  
2017

BAS  
2017

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
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VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
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TOTAL MARKET VALUE		415,366			
SOH/AGL Deduction		18,563			
ASSESSED VALUE		396,803			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		346,803			
TOTAL JUST VALUE		415,366			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		385,246			
AMENDED TRIM MAILED					
5 YR PRCL CH, PU XFOB LN 4, PU BLDG CARD 2					
ADD HX FOR 2017					
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1119/0005	7/26/2019	WD Q	Q I	01	399,900
GRANTOR: SCOTT THOMAS ELIJAH					
GRANTEE: MCDONALD ALAN & DEB					
1114/0031	6/03/2019	QC U	I	30	100
GRANTOR: SCOTT MARCIE NICOLE					
GRANTEE: SCOTT THOMAS ELIJAH					
BUILDING NOTES					
BUILDING DIMENSIONS					
UDG=[YR=2017] W50 S30 E39 BAS=[YR=2017] E11 N18 W11 S18\$ N18 E11 N12\$.					

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

TOTAL OB/XF												0				

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF												0				