

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			
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

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%	- 2020									
Heated Area: 1992 HX Base Yr 2020												
BLD DATE	03/03/2017	FRSR	LGL DATE	03/03/2017	FRSR	AG DATE	03/03/2017	FRSR				
XF DATE	03/03/2017	FRSR	LAND DATE									
INC DATE												

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			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 / V / 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\$.				

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	0		1.00	UT 1,495.00	1,495.00	100	2016	2016	3	86	1,286
2	0210	CONCRETE D	0	100	0	0		3,536.00	SF 6.90	6.90	100	2016	2016	3	72	17,567
3	0211	CONCRETE W	0	100	70	4		280.00	SF 6.90	6.90	100	2016	2016	3	72	1,391
4	0210	CONCRETE D	0	100	0	0		1,090.00	SF 6.90	6.90	100	2017	2017	3	76	5,716
5	0125	MTL/VYL AC	0	100	0	0		138.00	LF 21.85	21.85	100	2018	2018	3	80	2,412
TOTALS													28,372			

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	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

