LOT 41 HS P-1-21-M-10
IN W 1/2 OF LOT 41 HS
OR 64 P 853 & OR 75 P 121

SHIRAH JAMES D/SHIRAH MELISSA C
273 HICKORYWOOD DR
CRAWFORDVILLE, FL 32327

2024

00-00-041-000-09779-021

BUILDING CHARACTERISTICS

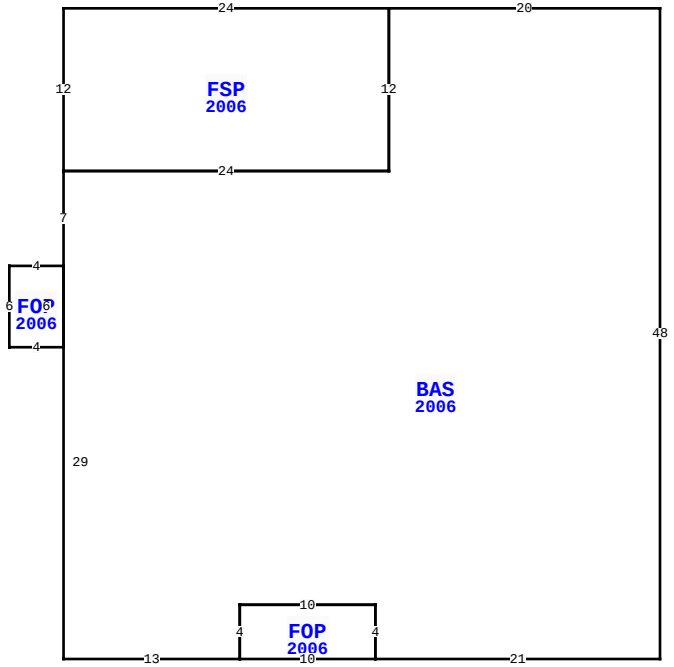
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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	4	MKT AREA 10
NEIGHBORHOOD/LOC	999.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2006	1,784	220,799
FOP	24	30	2006	7	867
FOP	40	30	2006	12	1,485
FSP	288	55	2006	158	19,555
TOTALS	2,136			1,961	242,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	119.8000	142.26	278,972	2006	2010	0	0	0	13.00	87.00

2 SINGLE FAM 100% - 2019 Heated Area: 1784 HX Base Yr 2019



BLD DATE	01/31/2019	FRJT	LGL DATE	
XF DATE	01/31/2019	FRJT	LAND DATE	01/31/2019 FRJT
INC DATE			AG DATE	

273 HICKORYWOOD DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,706
TOTAL MARKET OB/XF VALUE	24,795
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	342,501
SOH/AGL Deduction	100,708
ASSESSED VALUE	241,793
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	191,793
TOTAL JUST VALUE	342,501
NCON VALUE	23,535
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,190

FR PRMT CK PU XFOBS 1/4/2024
CHANGED POLE BARN FROM 0030 (DEMO) TO 0025 NCON
INCREASED EYB FROM 2006 TO 2010 AND CHANGED FOUNDA
FR PRMT CK, PU EXW, PU XFOBS. CC 06/2022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001093	POLE BARN-CC		10/16/2023
21001162	POLE BARN-CC	0	02/08/2022
19000888	ELECTRIC-CO	0	06/03/2019
20052020	SFD-CO	0	01/11/2008
20052020	SFD	0	12/16/2005
019174	N/A	0	12/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/0200	10/23/2018	WD	Q	I	01	272,000
GRANTOR: SANFORD DOUGLAS E						
GRANTEE: SHIRAH JAMES D & ME						
1058/0796	3/22/2016	QC	U	I	30	100
GRANTOR: SANFORD AMANDA S						
GRANTEE: SANFORD DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FSP=[YR=2006] W24 S12 E24 N12$ S12 W24 S7 FOP=[YR=2006] W4 S6 E4 N6$ S29 E13 FOP=[YR=2006] E10 N4 W10 S4$ N4 E10 S4 E21 N48$.

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	2006	2006	3	66	858	
2	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2008	2008	3	34	18	
3	0213	CONCRETE P	0	100	8	8	64.00	SF	6.00	6.00	100	2008	2008	3	100	384	
4	0625	PORT WD UT	0	100	11	28	308.00	SF	0.00	0.00	100	2022	2022	3	97	0	
7	0025	BARN,POLE	0	100	36	30	1,080.00	SF	12.50	12.50	100	2022	2022	AV	97	13,095	
8	0032	STORAGE CO	0	100	20	8	160.00	SF	9.00	9.00	100	2024	2023	AV	100	1,440	
9	0210	CONCRETE D	0	100	20	12	240.00	SF	6.00	6.00	100	2024	2023	AV	100	1,440	
10	0625	PORT WD UT	0	100	10	16	160.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
11	0955	PRIVACY FE	0	100	0	0	24.00	LF	15.00	15.00	100	2024	2023	AV	100	360	
12	0025	BARN,POLE	0	100	24	24	576.00	SF	12.50	12.50	100	2024	2023	AV	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 24,795

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		RR1	0.00	0.00	5.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	75,000							

REVIEW DATE 01/04/2024 BY FRLW Total Acres: 5.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/01/2026 BY SYS