LOT 41 HS P-1-56-M-10
PARCEL OF LAND CONTAINING
2.49 ACRES IN LOT 41 HS

RIVERS GEORGE/RIVERS TIFFANY
58 BEECHWOOD DR
CRAWFORDVILLE, FL 32327

2024

00-00-041-000-09779-056

BUILDING CHARACTERISTICS

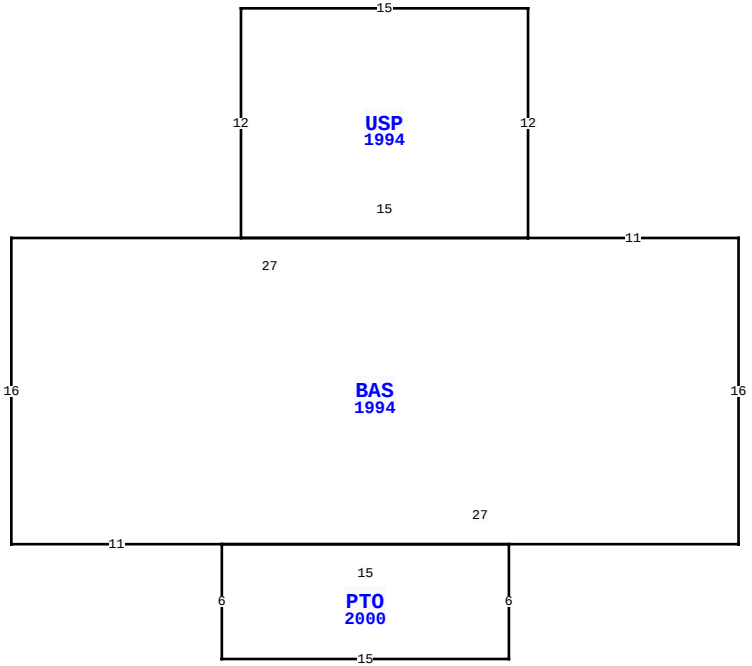
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		1 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
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	608	100	1994	608	56,047
PTO	90	5	2000	4	369
USP	180	40	1994	72	6,638
TOTALS	878			684	63,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	684	103.5000	122.91	84,070	1994	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 608 HX Base Yr 2022



BLD DATE	08/21/2014	FRSR	LGL DATE
XF DATE	01/28/2019	FRSS	LAND DATE 01/28/2019 FRSS
INC DATE			AG DATE

58 BEECHWOOD DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		63,052
TOTAL MARKET OB/XF VALUE		331
TOTAL LAND VALUE - MARKET		37,350
TOTAL MARKET VALUE		100,733
SOH/AGL Deduction		22,497
ASSESSED VALUE		78,236
TOTAL EXEMPTION VALUE	HX HB	34,063
BASE TAXABLE VALUE		44,173
TOTAL JUST VALUE		100,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,865

CH FLR. CC 08/2022
FR PRMT CK, CH EYB 1994-1998 NEW WNDW & DOORS
5 YR PRCL CK, N/C
LN 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000348	WINDOWS-CC	0	06/08/2022
16000005	RE-ROOF-CO	0	01/04/2016
18614	N/A	0	06/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/0294	9/17/2021	WD	Q	I	01	85,000
GRANTOR: HANWAY JACK B						
GRANTEE: RIVERS GEORGE & TIF						
0959/0490	1/09/2015	QC	U	I	30	100
GRANTOR: HANWAY JULIA D						
GRANTEE: HANWAY JACK B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 USP=[YR=1994] N12 W15 S12 E15$ W27 S16 E11 PTO=[YR=2000] S6 E15 N6 W15$ E27 N16$.

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	0211	CONCRETE W	0	100	14	3	42.00	SF	6.00	6.00	100	1994	1994	3	20	50	
2	0620	WOOD UTL B	0	100	8	15	120.00	SF	6.00	6.00	100	2009	2009	3	39	281	

LAND DESCRIPTION

TOTAL OB/XF 331

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	0		RR1	0.00	0.00	2.49	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,350							

REVIEW DATE 08/30/2022 BY FRLA Total Acres: 2.49 Total Land Value: 37,350 Market: 0 Agricultural: 0 Common: 37,350 PRINTED 06/17/2026 BY SYS