

P-1-35-M-15 A PARCEL OF LAND  
CONTAINING 2.136 ACRES  
OR 394 P 430 OR 1104 P 79

CHRISTIAN FLETCHER D/CHRISTIAN DEBORAH  
1233 DR MLK JR MEMORIAL RD  
CRAWFORDVILLE, FL 32327

2024

00-00-043-000-09801-069



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall		N/A		50	
Interior Wall	05	DRYWALL		50	
Interior Floo	03	CONC	FINSH	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bathrooms				0.5	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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2010	800	34,257
FCP	520	25	2010	130	5,567
PTO	900	5	2010	45	1,927
UWS	1,680	25	2010	420	17,985
TOTALS	3,900			1,395	59,736

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	SERV SHOP	0%	- 0																							
Heated Area: 800						HX Base Yr																				
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>09/24/2019</th> <th>FRNW</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td>09/24/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>												BLD DATE	09/24/2019	FRNW	LGL DATE		XF DATE			LAND DATE	09/24/2019	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				59,736		
TOTAL MARKET OB/XF VALUE				7,545		
TOTAL LAND VALUE - MARKET				16,020		
TOTAL MARKET VALUE				83,301		
SOH/AGL Deduction				12,771		
ASSESSED VALUE				70,530		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				70,530		
TOTAL JUST VALUE				83,301		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				84,675		
UPDATE MAIL ADDR PER OWNER REQUEST						
#3						
ASSESSED VALUE ON PRCL 09801-035 SEE DEL BLDG						
09801-035. CAPPED BLDG BASED ON PRIOR SOH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000459	ROOF OVER/METAL		06/27/2024			
PR24-000037	SFD		02/14/2024			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0079	3/20/2019	QC	U	V	30	0
GRANTOR: CHRISTIAN FLETCHER D						
GRANTEE: CHRISTIAN FLETCHER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2010] W20 S40 E20 PTO=[YR=2010] W20 UWS=[YR=2010] N40 W42 S40 E42\$ W42 FCP=[YR=2010] N40 W13 S40 E13\$ W13 S12 E75 N12\$ N40\$.						

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	0125	MTL/VYL AC	0	0	0	33.00	LF	19.00	19.00	100	2011	2011	3	47	295	
2	0100	6" CHAINLI	0	0	0	477.00	LF	19.00	19.00	100	2018	2018	3	80	7,250	
TOTAL OB/XF 7,545																

LAND DESCRIPTION															TOTAL OB/XF 7,545									
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	0			0.00	0.00	2.14	AC		1.00	1.00	1.00	7,500.00	7,500.00	16,020							