

LOT 44 HS P-3-M-11  
NW 1/4 OF LOT 44  
OR 8 P 366 & OR 21 P 291

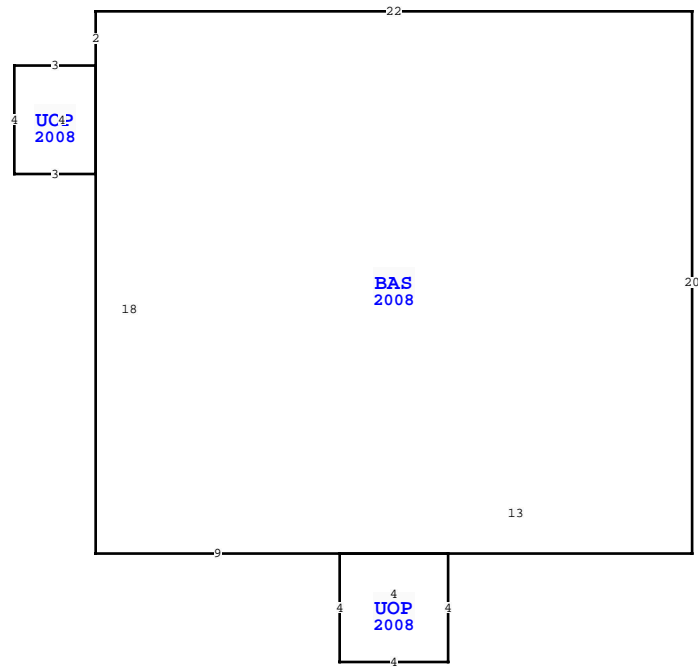
TATUM TIMOTHY JAY ESTATE  
301 CANAL STREET  
CRAWFORDVILLE, FL 32327

2024

00-00-044-000-09815-000

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	01	MINIMUM		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	05	ASPH	TILE	100	
Heating Type	02	CONVECTION		100	
Air Condition	02	WINDOW		100	
Fixtures	5	100			
Story Height	0	100			
RMS	1	100			
Stories	1.	1.100			
Class	00	N/A	100		
Units	0	100			
Quality	08	FAIR			
DOR CODE	5000	IMPRVD	AG	RES	
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	440	100	2008	440	9,330
UOP	12	20	2008	2	42
UOP	16	20	2008	3	64
TOTALS	468			445	9,436

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	STORE RETL	0%	- 0									Heated Area: 440 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			49,147
TOTAL MARKET OB/XF VALUE			3,105
TOTAL LAND VALUE - MARKET			157,500
TOTAL MARKET VALUE			80,602
SOH/AGL Deduction			11,840
ASSESSED VALUE			68,762
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,762
TOTAL JUST VALUE			209,752
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,255
2024 TRIM RTS; MAIL ADDR UPDATED PER USPS FORWARD			
DID A SITE VISIT TO VERIFY BARN/BLDG 2. CH BLDG F			
DC OR 1357 P 388 - TIMOTHY JAY TATUM			
2022 AG REINSTATED RENEWAL RECVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000733	ELECT TO EXISTING		08/08/2024
B22-000723	MH	0	07/27/2022
21000785	MH-CO	0	07/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0389/0859	9/20/2000	WD	U	V		100
GRANTOR: TATUM MARY ANN						
GRANTEE: TATUM TIMOTHY JAY						
0218/0643	8/01/1996	WD	U	I		100
GRANTOR: TATUM MARY ANN						
GRANTEE:						

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	0955	PRIVACY FE	0	0	0	0	80.00	LF	15.00	15.00	100	2000	2000	3	0	0	
2	0620	WOOD UTL B	0	0	20	12	240.00	SF	6.00	6.00	100	1980	1980	3	20	288	
3	0700	PORT BLDG	0	0	9	9	81.00	SF	8.00	8.00	100	1980	1980	3	20	130	
4	0605	PORT VINYL	0	0	8	12	96.00	SF	0.00	0.00	100	2007	2007	3	30	0	
5	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
6	0625	PORT WD UT	0	0	11	20	220.00	SF	6.00	6.00	100	2017	2017	3	76	1,003	
7	0940	OPEN SHED	0	0	10	20	200.00	SF	4.00	4.00	100	2020	2020	3	89	712	
8	0940	OPEN SHED	0	0	10	20	200.00	SF	4.00	4.00	100	2020	2020	3	89	712	
TOTALS														3,105			

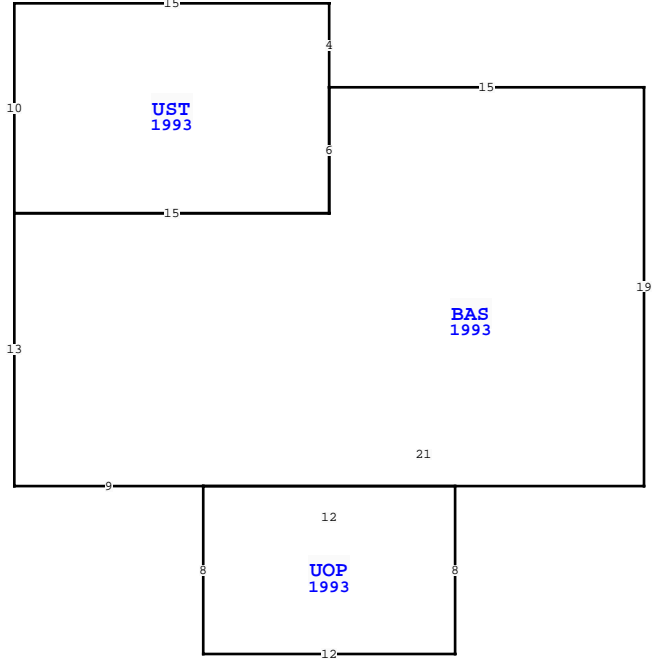
BUILDING NOTES													
2164 SPRING CREEK HWY, CRAWFORDVILLE													
BLD DATE 11/16/2021 FRJS LGL DATE 11/16/2021 FRJS													
XF DATE 11/16/2021 FRJS LAND DATE 11/16/2021 FRJS													
INC DATE AG DATE													

BUILDING DIMENSIONS													
BAS=[YR=2008] W22 S2 UOP=[YR=2008] W3 S4 E3 N4\$ S18 E9													
UOP=[YR=2008] S4 E4 N4 W4\$ E13 N20\$.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	001000	C	VAC COMMERCI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	005970	A	TIMBER MIX 1	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	325.00	325.00	5,850							

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL		100	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	01	MINIMUM		100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floor	12	HARDWOOD		100	
Heating Type	02	CONVECTION		100	
Air Condition	02	WINDOW		100	
Bedrooms	1	1		100	
Bathrooms	1	1		100	
Story Height	0	0		100	
Stories	1.	1.		100	
Units	0	0		100	
Quality	02	BELOW AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
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	480	100	1993	480	6,202
UOP	96	20	1993	19	246
UST	150	45	1993	68	878
TOTALS	726			567	7,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3 SFR Storage	0%	-	0								
				Heated Area: 480							
					HX Base Yr						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	49,147		
TOTAL MARKET OB/XF VALUE	3,105		
TOTAL LAND VALUE - MARKET	157,500		
TOTAL MARKET VALUE	80,602		
SOH/AGL Deduction	11,840		
ASSESSED VALUE	68,762		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	68,762		
TOTAL JUST VALUE	209,752		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,255		
2022 AG RENEW CARD HAND DELIVERED			
2022 AG REMOVED NO RETURN CARD			
MH ADDRESS IS 2172			
PU XFOB 0940,0940 PU MH CARD 3 POWER 11/18/21			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0389/0859	9/20/2000	WD	U	V		100
GRANTOR: TATUM MARY ANN						
GRANTEE: TATUM TIMOTHY JAY						
0218/0643	8/01/1996	WD	U	I		100
GRANTOR: TATUM MARY ANN						
GRANTEE:						

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
2164 SPRING CREEK HWY, CRAWFORDVILLE																
BLD DATE 11/16/2021 FRJS LGL DATE 11/16/2021 FRJS																
XF DATE 11/16/2021 FRJS LAND DATE 11/16/2021 FRJS																
INC DATE AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 UST=[YR=1993] N4 W15 S10 E15 N6\$ S6 W15 S13 E9 UOP=[YR=1993] S8 E12 N8 W12\$ E21 N19\$.	

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
0																								

LOT 44 HS P-3-M-11  
 NW 1/4 OF LOT 44  
 OR 8 P 366 & OR 21 P 291

TATUM TIMOTHY JAY ESTATE  
 301 CANAL STREET  
 CRAWFORDVILLE, FL 32327

2024

00-00-044-000-09815-000

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floo	10	LAMINATED	90		
Interior Floo	08	SHT	VINYL	10	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
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	1,120	100	2021	1,120	32,269
DCK	16	10	2021	2	58
DCK	16	10	2021	2	58
TOTALS	1,152			1,124	32,385

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
4	MOBILE HOM	0%	- 0		66,091	1992	1992	0	0	51.00	49.00	Heated Area: 1120 HX Base Yr																
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">BAS 2021</p> </div>																												
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">DCK 2021</p> </div>																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>11/16/2021</th> <th>FRJS</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>11/16/2021</th> <th>FRJS</th> <th>LAND DATE</th> <th>11/16/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	11/16/2021	FRJS	LGL DATE		XF DATE	11/16/2021	FRJS	LAND DATE	11/16/2021	INC DATE			AG DATE	
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Tax Group: 3		Tax Dist:				
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TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				68,762		
TOTAL JUST VALUE				209,752		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				65,255		
2021 AG RENEWAL RECD						
5 YR PRCL CK, PU XFOB LN 6, CHG QUAL, NEW TRA						
MARY ANN'S COUNTRY CHIC- HAIR STUDIO						
CVILLE HWY PER BH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0389/0859	9/20/2000	WD	U	V		100
GRANTOR: TATUM MARY ANN						
GRANTEE: TATUM TIMOTHY JAY						
0218/0643	8/01/1996	WD	U	I		100
GRANTOR: TATUM MARY ANN						
GRANTEE:						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=2021] W53 DCK=[YR=2021] N4 W4 S4 E4\$ W27 S14 E48						
DCK=[YR=2021] S4 E4 N4 W4\$ E32 N14\$.						

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
2164 SPRING CREEK HWY, CRAWFORDVILLE																
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 11/16/2021 BY FRJS Total Acres: 20.00 Total Land Value: 28,350 Market: 135,000 Agricultural: 5,850 Common: 22,500 PRINTED 04/29/2026 BY SYS																								