

LOT 45 HS P-6-1-M-12
 LYING IN NW 1/4 OF LOT 45 HS
 OR 52 P 67 & OR 57 P 794

DONALDSON BENNIE L
 5 STEPHENS DONALDSON RD
 CRAWFORDVILLE, FL 32327

2024

00-00-045-000-09836-001

ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR STEM	100	
Frame	02		WOOD FRAME	100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	08		SHT VINYL	50	
Interior Floor	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	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	08	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	78,706
PTO	45	5	1993	2	104
UOP	144	20	1993	29	1,514
TOTALS	1,697			1,539	80,324

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024	93.20	143,435	1979	1979	0	0	44.00	56.00

Heated Area: 1508 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,324
TOTAL MARKET OB/XF VALUE			301
TOTAL LAND VALUE - MARKET			5,070
TOTAL MARKET VALUE			85,695
SOH/AGL Deduction			0
ASSESSED VALUE			85,695
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,695
TOTAL JUST VALUE			85,695
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			86,881
5 YR PRCL CK, N/C			
MARRIAGE CERT. OR 1104 P 439			
CHG UT \$ FROM AC TO UT. FOR EQUITY			
PRMT 2010157, ELECT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
201197	RE-ROOF	0	02/18/2011
2010157	ELECT	0	03/12/2010
32839	VINYL SIDING	0	12/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0399	4/19/2023	QC	U	I	11	145,500
GRANTOR: DONALDSON MELISSA L						
GRANTEE: DONALDSON BENNIE L						
1301/0353	2/16/2023	QC	U	I	11	100
GRANTOR: DONALDSON BENNIE L						
GRANTEE: DONALDSON MELISSA L						

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	72.00	LF	15.00	15.00	100	2000	2000	3	0	0	
2	0700	PORT BLDG	0	0	8	80.00	SF	8.00	8.00	100	1990	1990	3	47	301	
3	0770	PUMP HOUSE	0	0	4	28.00	SF	5.00	5.00	100	1990	1990	3	0	0	
TOTAL OB/XF															301	

BUILDING NOTES											
5 STEPHENS-DONALDSON RD, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=1993] W38 PTO=[YR=1993] N5 W9 S5 E9\$ W20 S26 E13											
UOP=[YR=1993] S6 E24 N6 W24\$ E45 N26\$.											

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	0			0.00	0.00	0.51	AC		1.00	1.00	1.00	10,000.00	10,000.00	5,070							