LOT 49 HS P-11-1-M-16
LYING IN NE 1/4 OF LOT 49 HS
OR 42 P 642

BELLE CHRISTOPHER L/FRAY MICHELLE L
2690 SPRING CREEK HWY
CRAWFORDVILLE, FL 32327

2024

00-00-049-000-09875-000

BUILDING CHARACTERISTICS

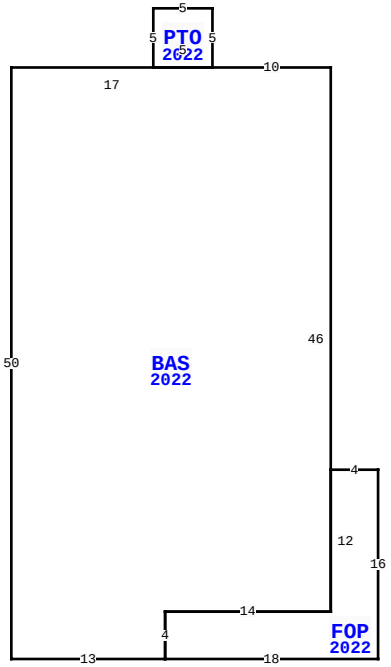
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Kitchen	GD	GOOD 100
Quality	03	AVERAGE
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	1,294	100	2022	1,294	156,131
FOP	120	30	2022	36	4,343
PTO	25	5	2022	1	121
TOTALS	1,439			1,331	160,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	129.6000	123.12	163,873	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1294 HX Base Yr 2023



BLD DATE	01/10/2022	FRJS	LGL DATE
XF DATE	01/10/2022	FRJS	LAND DATE 01/10/2022 FRJS
INC DATE			AG DATE

2690 SPRING CREEK HWY, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,596
TOTAL MARKET OB/XF VALUE		2,321
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		167,917
SOH/AGL Deduction		0
ASSESSED VALUE		167,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,917
TOTAL JUST VALUE		167,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,655

PU SFD, XFOB POWER 10/11/21 C/O12/22/21

PROPERTY OWNER. 386 365 2665.

COA PER OWNER PHONE CALL. NOT EMERALD ACRES

COA FROM NOC OR 1153 P 384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000525	SFD-CO	0	05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0573	1/07/2022	WD	Q	I	01	234,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: BELLE CHRISTOPHER L						
1188/0847	1/06/2021	WD	Q	V	01	10,000
GRANTOR: CHRISTIE JULIAN & CON						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 PTO=[YR=2022] N5 W5 S5 E5$ W17 S50 E13
FOP=[YR=2022] E18 N16 W4 S12 W14 S4$ N4 E14 N46$.

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	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2021	2021	3	93	2,232	
2	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2021	2021	3	93	89	

LAND DESCRIPTION

TOTAL OB/XF 2,321

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 01/10/2022 BY FRJS Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 05/06/2026 BY SYS