

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	01		MINIMUM	100	
Interior Wall	02		WALL	BD/WD 100	
Interior Floop	08		SHT	VINYL 50	
Interior Floop	14		CARPET	50	
Heating Type			N/A	100	
Air Condition	00		N/A	100	
Bathrooms			1	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	01		MINIMUM		
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
FOP	72	30	1993	22	140
FST	1,144	55	1993	629	4,011
TOTALS	1,216			651	4,151

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND																
1	WKSHP/BARN	0%	- 2024																									
Heated Area: 0 HX Base Yr																												
<table border="1"> <tr> <td>BLD DATE</td> <td>09/25/2017</td> <td>FRSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>09/25/2017</td> <td>FRSR</td> <td>LAND DATE</td> <td>09/25/2017</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	09/25/2017	FRSR	LGL DATE		XF DATE	09/25/2017	FRSR	LAND DATE	09/25/2017	INC DATE			AG DATE	
BLD DATE	09/25/2017	FRSR	LGL DATE																									
XF DATE	09/25/2017	FRSR	LAND DATE	09/25/2017																								
INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				40,502		
TOTAL MARKET OB/XF VALUE				2,038		
TOTAL LAND VALUE - MARKET				12,750		
TOTAL MARKET VALUE				55,290		
SOH/AGL Deduction				0		
ASSESSED VALUE				55,290		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				55,290		
TOTAL JUST VALUE				55,290		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				45,889		
2024 TRIM RTS - UTF						
5 YEAR PARCEL CHECK, NO CHANGE						
TRAV, CHG A/C CARD 2						
5 YR PRCL CH, PU BATH, FLOOR CARD 1, PU CORR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
29048	REROOF	0	05/17/2002			
28864	SWMH	0	04/04/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0336	4/18/2023	SA	U	I	18	0
GRANTOR: AVERY JOSEPH ESTATE O						
GRANTEE: SENACK ARWANA JOY						
1308/0876	4/18/2023	SA	U	I	30	100
GRANTOR: ESTATE OF JOSEPH AVER						
GRANTEE: SENACK ARWANA JOY						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST=[YR=1993] W26 N8 W26 S26 E6 FOP=[YR=1993] S6 E12 N6 W12S E46 N18 S.						

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	0620	WOOD UTL B	0	0	18	12	216.00	SF	6.00	6.00	100	2002	2002	3	20	259	
2	0210	CONCRETE D	0	0	40	20	800.00	SF	6.00	6.00	100	1979	1979	3	20	960	
3	0055	PORTABLE C	0	0	20	40	800.00	SF	3.00	3.00	100	1991	1991	3	20	480	
4	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	1996	1996	3	53	339	
TOTALS														2,038			

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	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	000100	C	SFR	0			0.00	0.00	1.40	AC		1.00	1.00	0.50	7,500.00	3,750.00	5,250							

LOT 49 HS P-17-M-16
 IN SW 1/4 OF LOT 49 HS
 OR 69 P 226 OR 72 P 896

SENACK ARWANA JOY
 2813 SPRING CREEK HWY
 CRAWFORDVILLE, FL 32327

2024

00-00-049-000-09882-000

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	1,140	87.6000	61.32	69,905	1995	1995	0	0	48.00	52.00	
2 MOBILE HOM 0% - 2024 Heated Area: 1094 HX Base Yr												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		40,502	
TOTAL MARKET OB/XF VALUE		2,038	
TOTAL LAND VALUE - MARKET		12,750	
TOTAL MARKET VALUE		55,290	
SOH/AGL Deduction		0	
ASSESSED VALUE		55,290	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		55,290	
TOTAL JUST VALUE		55,290	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		45,889	
ADD HX FOR 2017			
OR 855 P 670 DC JERRY AVERY DOD 4/20/2005			
XFOB LN 5			
CARD 1, PU FNDN CARD 2, PU XFOB LN 4, DEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

QUALITY	CD	BELOW 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	1,094	100	2002	1,094	34,884
DCK	84	10	2002	8	255
FOP	108	35	2002	38	1,212
TOTALS	1,286			1,140	36,351

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0336	4/18/2023	SA	U	I	18	0
GRANTOR: AVERY JOSEPH ESTATE O						
GRANTEE: SENACK ARWANA JOY						
1308/0876	4/18/2023	SA	U	I	30	100
GRANTOR: ESTATE OF JOSEPH AVER						
GRANTEE: SENACK ARWANA JOY						

EXTRA FEATURES 2813 SPRING CREEK HWY, CRAWFORDVILLE

BLD DATE	09/25/2017	FRSR	LGL DATE	
XF DATE	09/25/2017	FRSR	LAND DATE	09/25/2017
INC DATE			AG DATE	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W24 FOP=[YR=2002] N12 W9 S12 E9\$ W9									
DCK=[YR=2002] N12 W7 S12 E7\$ W35 S16 E68 N5 E1 N6 W1 N5 \$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV