

LOT 54 HS P-6-1-M-14
 ALSO .50 ACRES IN THE NE 1/4
 OF LOT 54 HS

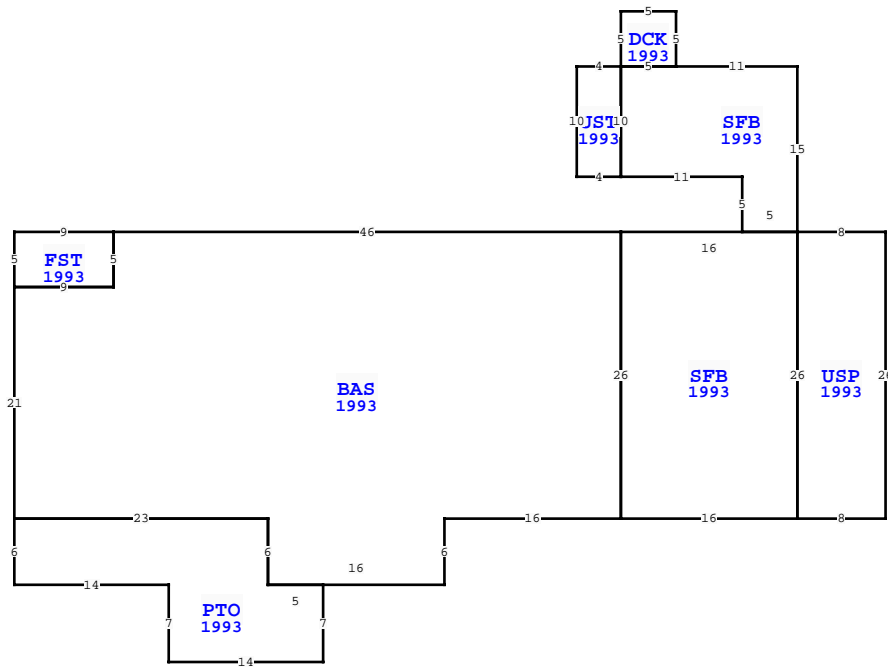
LANCASTER STEPHEN/LANCASTER CHRISTIE
 1031 SHADEVILLE ROAD
 CRAWFORDVILLE, FL 32327-2514

2024

00-00-054-000-09911-001

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	02	WOOD	FRAME 100		
Exterior Wall	19	COMMON	BRK 80		
Exterior Wall	08	WD ON	PLY 20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL 100		
Interior Wall	02	WALL	BD/WD 50		
Interior Wall	05	DRYWALL	50		
Interior Floor	03	CONC	FINSH 100		
Heating Type	04	AIR	DUCTED 100		
Air Condition	02	WINDOW	100		
Bedrooms			5 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
Fireplace	01	FIREPLACE	100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA 10		
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1993	1,481	27,804
DCK	25	10	1993	2	38
FST	45	55	1993	25	469
PTO	236	5	1993	12	225
SFB	185	80	1993	148	2,779
SFB	416	80	1993	333	6,252
USP	208	40	1993	83	1,558
UST	40	45	1993	18	338
TOTALS	2,636			2,102	39,463

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2019		187,919	1964	1964	0	0	20	59.00	21.00
Heated Area: 1962 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	39,463		
TOTAL MARKET OB/XF VALUE	132		
TOTAL LAND VALUE - MARKET	11,250		
TOTAL MARKET VALUE	50,845		
SOH/AGL Deduction	467		
ASSESSED VALUE	50,378		
TOTAL EXEMPTION VALUE	HX HB 25,378		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	50,845		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	48,911		
5 YR PRCL CK, CHG EYB ON HOME			
FR 5 YR CK, CH INTW, AC, QUAL			
ADD HX FOR 2019			
HTTP, QUAL, DEL XFOB LN 3-5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000903	SAFE INSP	0	06/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1032/0399	4/19/2017	WD	U	I	18	22,000
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: LANCASTER STEPHEN &						
1024/0289	1/27/2017	CT	U	I	38	1,000
GRANTOR: CLERK OF COURT - BRAN						
GRANTEE: WELLS FARGO FINANCI						

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
2	0940	OPEN SHED	0	100	12	8		4.00	100	2004	2004	3	23	132	

BUILDING NOTES			
USP=[YR=1993] W8 SFB=[YR=1993] N15 W11 DCK=[YR=1993] N5 W5 S5 E5\$ W5 UST=[YR=1993] W4 S10 E4 N10\$ S10 E11 S5 E5\$ SFB=[YR=1993] W16 BAS=[YR=1993] W46 FST=[YR=1993] W9 S5 E9 N5\$ S5 W9 S21 PTO=[YR=1993] S6 E14 S7 E14 N7 W5 N6 W23\$ E23 S6 E16 N6 E16 N26\$ S26 E16 N26\$ S26 E8 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	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	1.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,250							