

LOT 54 HS P-13-1-M-14
 1 AC IN W1/2 OF HS 54
 OR 65 P 146 OR 104 P 889

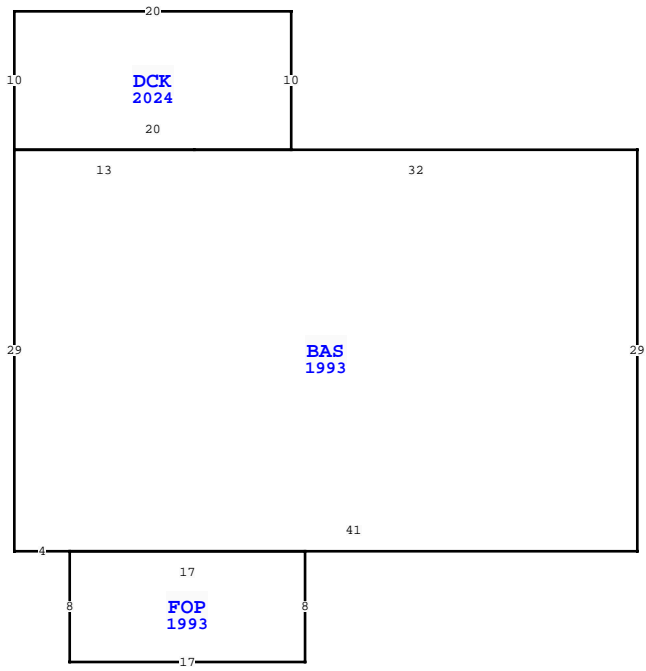
HOWELL APRIL JOY/ARRINGTON AXEL WADE
 40 JENSEN LN
 CRAWFORDVILLE, FL 32327

2024

00-00-054-000-09920-001

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 50				
06	CUST PANEL 50				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1993	1,305	138,009
DCK	200	10	2024	20	2,115
FOP	136	30	1993	41	4,336
TOTALS	1,641			1,366	144,460

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,366	121.0000	114.95	157,022	1979	2015	0	0	8.00	92.00			
1 SINGLE FAM 100% - 2023 Heated Area: 1305 HX Base Yr 2023														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		149,713	
TOTAL MARKET OB/XF VALUE		5,453	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		170,166	
SOH/AGL Deduction		3,255	
ASSESSED VALUE		166,911	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		116,911	
TOTAL JUST VALUE		170,166	
NCON VALUE		7,568	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,811	
5 YR PRCL CK, CHG TRAV DEMO PTO ADD DCK, PU XF0B			
FR 5YR CK - DEMO XF0B; PU XF0BS LH			
REINSTATE HX, RECEIVED SPOUSE SS#			
MERRIAGE CERT OR 1238 P 670			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00026	REPAIR SERVICE RI	0	09/13/2021
201491	RE-ROOF	0	02/05/2014
2012136	RE-ROOF	0	03/15/2012
022134	N/A	0	04/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/0796	7/06/2022	WD Q	Q	I	01	255,000
GRANTOR: ATKINS KALEB ANTHONY						
GRANTEE: HOWELL APRIL JOY &						
1106/0372	4/05/2019	WD Q	Q	I	01	128,000
GRANTOR: INGHAM FAMILY REAL PR						
GRANTEE: ATKINS KALEB ANTHON						

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	0700	PORT BLDG	0	100	10	12			120.00	SF	2004	2004	3	62	0	
6	0211	CONCRETE W	0	100	38	3			114.00	SF	2024	2021	AV	93	636	
7	0211	CONCRETE W	0	100	16	5			80.00	SF	2024	2021	AV	93	446	
8	0211	CONCRETE W	0	100	18	3			54.00	SF	2024	2021	AV	93	301	
9	0211	CONCRETE W	0	100	5	5			25.00	SF	2024	2021	AV	93	140	
10	0211	CONCRETE W	0	100	5	5			25.00	SF	2024	2021	AV	93	140	
11	0955	PRIVACY FE	0	100	0	0			32.00	LF	2024	2021	AV	98	470	
12	0060	DECK WOOD	0	100	0	0			240.00	SF	2024	2021	AV	98	1,176	
13	0940	OPEN SHED	0	100	5	6			30.00	SF	2024	2021	AV	93	112	
14	0940	OPEN SHED	0	100	5	6			30.00	SF	2024	2021	AV	93	112	

TOTAL OB/XF														
3,533														
BLD DATE	06/21/2018	FRSR	LGL DATE	06/21/2018	FRSR									
XF DATE	06/21/2018	FRSR	LAND DATE											
INC DATE			AG DATE											

BUILDING NOTES														
40 JENSEN LN, CRAWFORDVILLE														
BUILDING DIMENSIONS														
BAS=[YR=1993;ORIG=0,0] W32 W13 S29 E4 E41 N29 \$														
FOP=[YR=1993;ORIG=-41,29] S8 E17 N8 W17 \$														
DCK=[YR=2024;ORIG=-45,-10] E20 S10 W20 N10 \$														

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
1	000100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

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 1 AC IN W1/2 OF HS 54
 OR 65 P 146 OR 104 P 889

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 40 JENSEN LN
 CRAWFORDVILLE, FL 32327

2024

00-00-054-000-09920-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	02	WALL BOARD	50
Exterior Wall	08	WD ON PLY	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	02	WINDOW	100
Story Height		0	100
Stories	1.	1. 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
BAS	576	100	2014
FST	350	55	1980
TOTALS	926		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	UPGR	100%	- 2023							
Heated Area: 576						HX Base Yr 2023					
BLD DATE	06/21/2018	FRSR	LGL DATE	06/21/2018	FRSR						
XF DATE	06/21/2018	FRSR	LAND DATE	06/21/2018	FRSR						
INC DATE			AG DATE								

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TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			116,911
TOTAL JUST VALUE			170,166
NCON VALUE			7,568
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,811
REMOVE 2022 HX NO RESPONSE TO HQ LETTER			
2020 HX APPLIED - ATKINS			
LEON CO/ 2020 TY/DR501R EMLD			
REMOVE HX/INGHAM PORTED 2019 VALUES/			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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1106/0372	4/05/2019	WD Q	Q	I	01	128,000
GRANTOR: INGHAM FAMILY REAL PR						
GRANTEE: ATKINS KALEB ANTHON						

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
15	0074	WOOD FENCE	0	100	0	0		240.00	LF	8.00	

TOTAL OB/XF											
1,920											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014;ORIG=0,25] W24 S24 E24 N24 \$											
FST=[YR=1980;ORIG=0,0] W14 S25 E14 N25 \$											

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