WAKULLA HEIGHTS UNIT 3
LOTS 12 & 13 OR 38 P 980
OR 127 P 394 OR 242 P 293

FREEMAN EUGENE/FREEMAN DANETTE J
68 TICKIE RIDGE CIR
CRAWFORDVILLE, FL 32327-2577

**2024**

**00-00-054-102-09918-012**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

68 TICKIE RIDGE CIR, CRAWFORDVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/17/2009 | FRSR | LGL DATE | |
| XF DATE | 01/19/2017 | FRSR | LAND DATE | 01/19/2017 FRSR |
| INC DATE | | | AG DATE | |

## 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 | 0620 | WOOD UTL B | 0 | 0 | 12 | 20 | 240.00 | SF | 6.00 | 6.00 | 100 | 1993 | 1993 | 3 | 20 | 288 | |
| 2 | 0940 | OPEN SHED | 0 | 0 | 10 | 10 | 100.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 20 | 80 | |
| 3 | 0080 | 4' CHAINLI | 0 | 0 | 0 | 0 | 1,431.00 | LF | 13.00 | 13.00 | 100 | 2004 | 2004 | 3 | 23 | 4,279 | |
| 4 | 0620 | WOOD UTL B | 0 | 0 | 12 | 20 | 240.00 | SF | 6.00 | 6.00 | 100 | 1994 | 1994 | 3 | 20 | 288 | |
| 5 | 0625 | PORT WD UT | 0 | 0 | 8 | 10 | 80.00 | SF | 6.00 | 6.00 | 100 | 2000 | 2000 | 3 | 20 | 96 | |
| 6 | 0625 | PORT WD UT | 0 | 0 | 14 | 24 | 336.00 | SF | 6.00 | 6.00 | 100 | 2018 | 2018 | 3 | 80 | 1,613 | |
| 7 | 0940 | OPEN SHED | 0 | 0 | 8 | 20 | 160.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 20 | 128 | |
| | | | | | | | | | | | | | | | | | |
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## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 6,772 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 36,772 |
| SOH/AGL Deduction | 11,407 |
| ASSESSED VALUE | 25,365 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,365 |
| TOTAL JUST VALUE | 36,772 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 23,059 |

5 YR CK, N/C, IT 01-08-22
FR PRMT CK
FR LEFT DOOR HANGER
FR 5 YR CK, DEMO XFOB, PU XFOBS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-000954 | DEMO SFD-CC | 0 | 08/18/2023 |
| 18000277 | SFD-EXP | 0 | 04/30/2018 |
| 20851 | N/A | 0 | 04/16/1996 |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0985/0369 | 11/10/2015 | WD | U | V | 35 | 50,000 |
| GRANTOR: HOPKINS HOLLIS | | | | | | |
| GRANTEE: FREEMAN EUGENE & DA | | | | | | |
| 0737/0011 | 12/03/2007 | WD | Q | I | 03 | 45,000 |
| GRANTOR: SHADDIX MARCUS STEPHE | | | | | | |
| GRANTEE: HOPKINS HOLLIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 6,772

| 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 | 000000 | C | VAC RES | 0 | | | 167.00 | 280.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 30,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/27/2024 BY DC Total Acres: 1.07 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/22/2026 BY SYS