

LOT 55 HS P-7-M-13
 IN W1/2 OF SW1/4 OF LOT 55 HS
 OR 54 P 50 OR 358 P 257

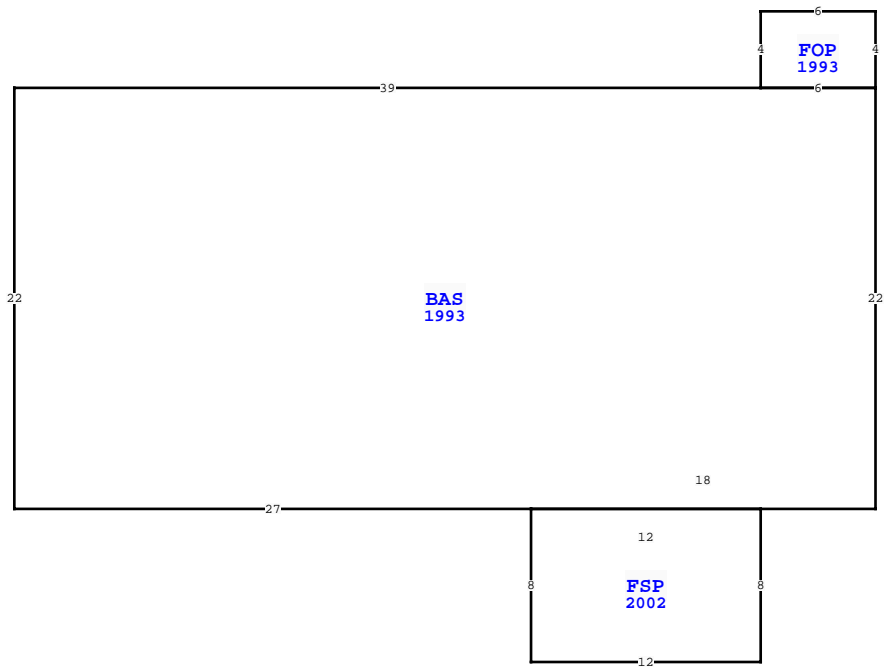
WILKINS CHRISTOPHER RYAN
 517 OAKWOOD TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-055-000-09935-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
15	HARDTILE 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	1993	990	74,986
FOP	24	30	1993	7	530
FSP	96	55	2002	53	4,015
TOTALS	1,110			1,050	79,530

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,050	119.0000	113.05	118,702	1958	1990	0	0	33.00	67.00
1 SINGLE FAM 0% - 0 Heated Area: 990 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			79,530
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			87,030
SOH/AGL Deduction			0
ASSESSED VALUE			87,030
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,030
TOTAL JUST VALUE			87,030
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			88,218
CORRECT OWNERS OR 1086/182			
5 YR PRCL CH, N/C			
2013 TRIM RET.ATTEMPTED-UTF CHG TO PHY.ADD.			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/0182	9/19/2018	QC	U	I	30	22,800
GRANTOR: WILKINS TERRY JOSEPH						
GRANTEE: WILKINS CHRISTOPHER						
1064/0459	2/26/2018	OR	U	I	11	0
GRANTOR: ESTATE OF LAURA L WIL						
GRANTEE: WILKINS TERRY JOSEPH						

EXTRA FEATURES		157 CAJER POSEY RD, CRAWFORDVILLE														
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	0955	PRIVACY FE	0	0	0	88.00	LF	15.00	15.00	100	2002	2002	3	0	0	

BLD DATE		MMJT		LGL DATE	
XF DATE		MMJT		LAND DATE	
INC DATE				AG DATE	
09/12/2019		MMJT		09/12/2019	
09/12/2019		MMJT		09/12/2019	

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1993] W6 S4 BAS=[YR=1993] W39 S22 E27 FSP=[YR=2002] S8 E12 N8 W12\$ E18 N22 W6\$ E6 N4\$.											

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							