LOT 101 SUMMERFIELD PH II
PB 6 P 43 OR 1275 P 66
OR 1328 P 229 OR 1360 P 352

SMITH WENDY PAYNE/SMITH CHESTER LEE
45 ARDEN RD
CRAWFORDVILLE, FL 32327

2024

00-00-055-429-19932-101

BUILDING CHARACTERISTICS

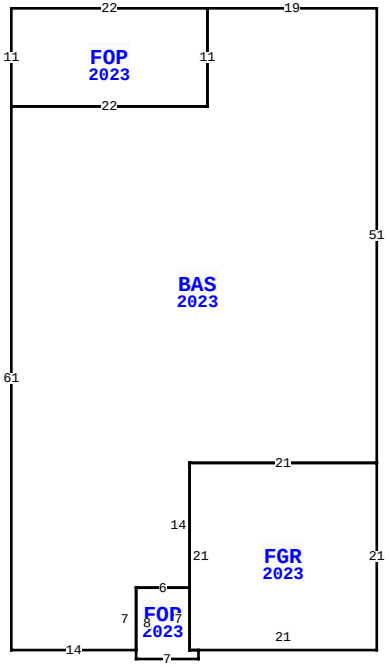
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 10
NEIGHBORHOOD/LOC	429.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,227	100	2023	2,227	242,253
FGR	441	50	2023	220	23,932
FOP	49	30	2023	15	1,632
FOP	242	30	2023	73	7,941
TOTALS	2,959			2,535	275,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,535	114.5000	108.78	275,757	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 2227 HX Base Yr 2024



45 ARDEN RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0210	CONCRETE D	0	100	54	17	918.00	SF	6.00	6.00	100	2024	2023	AV	100	5,508	
2	0211	CONCRETE W	0	100	0	0	37.00	SF	6.00	6.00	100	2024	2023	AV	100	222	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,757
TOTAL MARKET OB/XF VALUE		5,730
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		341,487
SOH/AGL Deduction		0
ASSESSED VALUE		341,487
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,487
TOTAL JUST VALUE		341,487
NCON VALUE		281,487
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PU NCON MM. 04-10-2023

2023 TRM RTND, UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000850	SFD-CO	0	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0352	5/16/2024	LD	U	I	14	100
GRANTOR: SMITH WENDY PAYNE &						
GRANTEE: CAMERON ASHLEY						
1328/0229	9/07/2023	WD	Q	I	01	417,000
GRANTOR: HANNON CONSTRUCTION C						
GRANTEE: SMITH WENDY PAYNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E22 N11 E19 S51 W21 S14 W6 S7 W14 N61 $
FOP=[YR=2023;ORIG=32,10] W22 N11 E22 S11 $
FGR=[YR=2023;ORIG=30,50] E21 S21 W21 N21 $
FOP=[YR=2023;ORIG=24,64] E6 S7 E1 S1 W7 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,730

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/10/2023 BY MMEB Total Acres: 0.23 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/24/2026 BY SYS