THE GROVE PHASE 2 LOT 21
OR 561 P 753 OR 611 P 405
OR 643 P 38 OR 715 P 521

PEARSON DAVID M/PEARSON CHRISTINE H
62 LOBLOLLY DR
CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-021

BUILDING CHARACTERISTICS

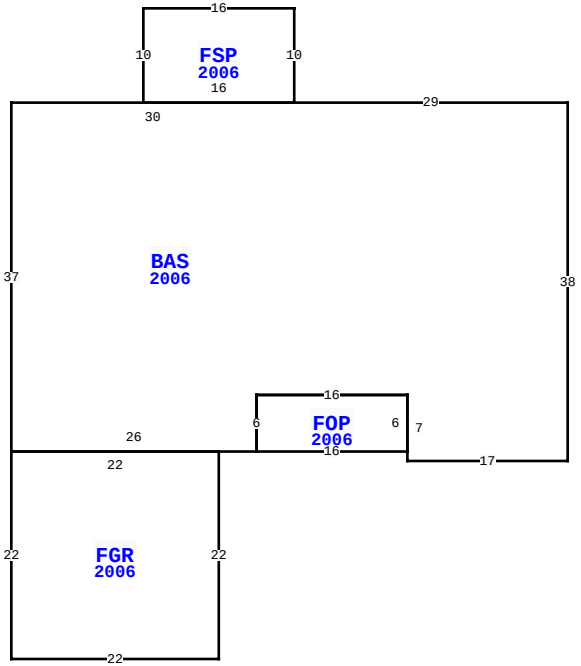
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	307.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100	2006	2,104	198,906
FGR	484	50	2006	242	22,878
FOP	96	30	2006	29	2,741
FSP	160	55	2006	88	8,319
TOTALS	2,844			2,463	232,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	119.9000	113.90	280,536	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2021 Heated Area: 2104 HX Base Yr 2021



62 LOBLOLLY DR, CRAWFORDVILLE

BLD DATE	05/16/2017	FRSR	LGL DATE	04/12/2009	JBBH
XF DATE	05/16/2017	FRSR	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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
2	0210	CONCRETE D	0	100	0	0	1,623.00	SF	6.00	6.00	100	2006	2006	3	27	2,629	
3	0211	CONCRETE W	0	100	83	4	332.00	SF	6.00	6.00	100	2006	2006	3	27	538	
4	0625	PORT WD UT	0	100	11	16	176.00	SF	6.00	6.00	100	2013	2013	3	57	602	
5	0955	PRIVACY FE	0	100	0	0	534.00	LF	15.00	15.00	100	2015	2015	3	83	6,648	
6	0230	POOL,CONCR	0	100	16	36	576.00	SF	65.00	65.00	100	2017	2017	3	76	28,454	
7	0209	CONCRETE P	0	100	0	0	1,264.00	SF	8.00	8.00	100	2017	2017	3	76	7,685	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,845
TOTAL MARKET OB/XF VALUE		47,414
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		335,259
SOH/AGL Deduction		40,932
ASSESSED VALUE		294,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,327
TOTAL JUST VALUE		335,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,729

NAME ADDR LINES UPDATE CONV
5 YR PRCL CK N/C
2022 QNR RTND TO BE REVIEWED BY ROBBIE
2022 HX CARD RETURNED NDAA UTF H2 NOTICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000364	POOL-CO	0	03/27/2017
17000203	DOOR REPLACE-CO	0	02/14/2017
20051329	SFD/CO	0	08/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0476	12/03/2020	WD	Q	I	01	335,000
GRANTOR: VITALE KARI A & FRANK						
GRANTEE: PEARSON DAVID M & C						
1018/0245	11/18/2016	WD	Q	I	01	245,000
GRANTOR: TAYLOR RONALD C & BRY						
GRANTEE: VITALE KARI A & FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 FSP=[YR=2006] N10 W16 S10 E16$ W30 S37 FGR=[YR=2006] S22 E22 N22 W22$ E26 FOP=[YR=2006] E16 N6 W16 S6$ N6 E16 S7 E17 N38$.

LAND DESCRIPTION

TOTAL OB/XF 47,414

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	55,000.00	55,000.00	55,000							

REVIEW DATE 04/18/2022 BY FRLW Total Acres: 2.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/08/2026 BY SYS