SARALAN SUB
BLK B LOT 2
OR 50 P 497 & OR 172 P 46

DESHERLIA ZACHARY/DESHERLIA MINDY
1012 WAKULLA ARRAN RD
CRAWFORDVILLE, FL 32327

2024

00-00-057-165-09960-B02

BUILDING CHARACTERISTICS

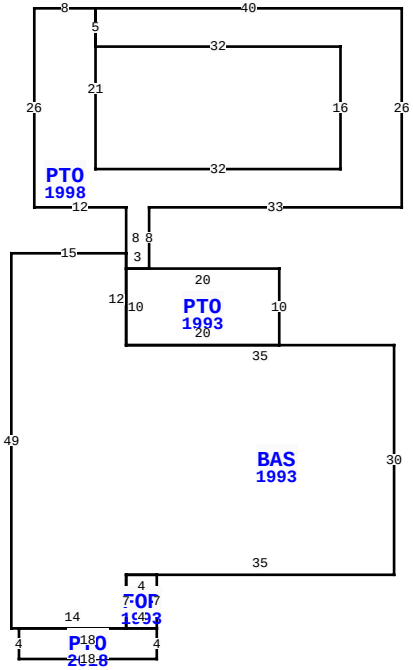
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
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	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1993	1,785	126,173
FOP	28	30	1993	8	565
PTO	200	5	1993	10	707
PTO	1,784	5	1998	89	6,291
PTO	72	5	2018	4	283
TOTALS	3,869			1,896	134,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	111.0500	105.50	200,028	1990	1990	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2015 Heated Area: 1785 HX Base Yr 2015



1012 WAKULLA ARRAN RD, CRAWFORDVILLE

BLD DATE	06/05/2017 RTJT	LGL DATE	
XF DATE	06/05/2017 RTJT	LAND DATE	06/05/2017 RTJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,019
TOTAL MARKET OB/XF VALUE		12,941
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		181,960
SOH/AGL Deduction		43,640
ASSESSED VALUE		138,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,320
TOTAL JUST VALUE		181,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,837

FR 5YR PRCL CK - PU NEW TRAVERSE AND XFOB
DIM ON XFOB LN 4
5 YR PRCL CK, CORR CODE ON XFOB LN 2, CORR
ADD HX FOR 2015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014366	RE-ROOF	0	05/06/2014
2011392	MECH	0	06/14/2011
023424	POOL	0	03/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0770	6/17/2011	WD	U	I	12	146,000
GRANTOR: ENVISION CREDIT UNION						
GRANTEE: DESHERLIA ZACHARY &						
0832/0077	8/02/2010	QC	U	I	11	171,500
GRANTOR: DANZEY BOBBY H JR & L						
GRANTEE: ENVISION CREDIT UNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 PTO=[YR=1993] E20 N10 W20 PTO=[YR=1998] E3 N8 E33 N26 W40 S21 E32 N16 W32 N5 W8 S26 E12 S8$ S10$ N12 W15 S49 E1 PTO=[YR=2018] S4 E18 N4 W18$ E14 FOP=[YR=1993] E4 N7 W4 S7$ N7 E35 N30$.

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	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100	1998	1998	3	40	12,288	
2	0955	PRIVACY FE	0	100	0	0	231.00	LF	15.00	15.00	100	1999	1999	3	0	0	
3	0620	WOOD UTL B	0	100	14	12	168.00	SF	6.00	6.00	100	2004	2004	3	23	232	
4	0940	OPEN SHED	0	100	10	14	140.00	SF	4.00	4.00	100	1996	1996	3	20	112	
5	0940	OPEN SHED	0	100	24	14	336.00	SF	4.00	4.00	100	2004	2004	3	23	309	
6	0625	PORT WD UT	0	100	10	12	120.00	SF	0.00	0.00	100	2018	2018	3	80	0	

LAND DESCRIPTION

TOTAL OB/XF 12,941

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			172.00	252.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/27/2022 BY FRLH Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/24/2026 BY SYS