GARDENS OF SARALAN PHASE II
BLOCK A LOT 49
OR 1037 P 130 OR 1149 P 302

WALKER RYAN PATRICK
66 ARBOR VIEW DR
CRAWFORDVILLE, FL 32327

2024

00-00-057-387-09960-A49

BUILDING CHARACTERISTICS

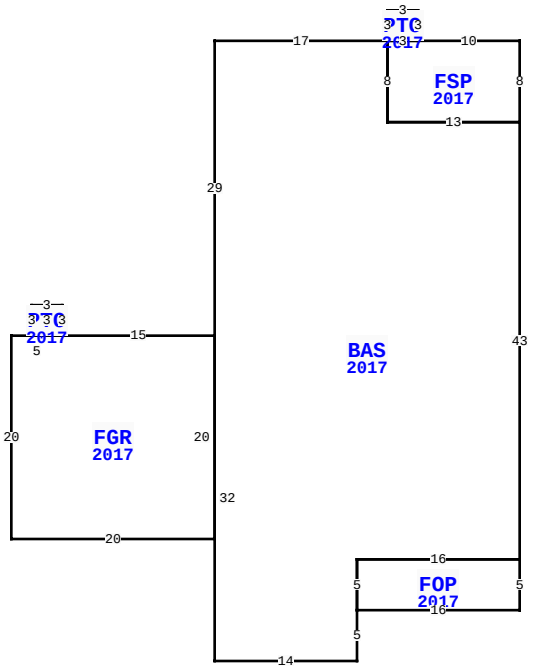
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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	350.00	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2017	1,566	185,050
FGR	400	50	2017	200	23,633
FOP	80	30	2017	24	2,836
FSP	104	55	2017	57	6,735
PTO	9	5	2017	0	0
PTO	9	5	2017	0	0
TOTALS	2,168			1,847	218,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,847	120.3000	125.71	232,186	2017	2017	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 1566 HX Base Yr 2023



66 ARBOR VIEW DR, CRAWFORDVILLE

BLD DATE	05/30/2017	FRSR	LGL DATE		
XF DATE	05/30/2017	FRSR	LAND DATE	06/07/2021	TB
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,255
TOTAL MARKET OB/XF VALUE		10,219
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,474
SOH/AGL Deduction		57,579
ASSESSED VALUE		220,895
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,895
TOTAL JUST VALUE		278,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,361

PORT TO LEON - ROSS

COC R210156 ADD HX

2021 LATE FILE HX APPROVED PER EB

2020 VALUE PORT TO LEON 1/2 SHARE ROSS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000096	SFD/GAS	0	01/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0845	10/28/2022	WD	Q	I	01	323,000
GRANTOR: EARLY KENNITH MICHAEL						
GRANTEE: WALKER RYAN PATRICK						
1149/0302	4/30/2020	WD	Q	I	01	220,000
GRANTOR: ROSS JOHN V & BRETT A						
GRANTEE: EARLY KENNITH MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W10 PTO=[YR=2017] N3 W3 S3 E3$ W3 S8 E13 BAS=[YR=2017] W13 N8 W17 S29 FGR=[YR=2017] W15 PTO=[YR=2017] N3 W3 S3 E3$ W5 S20 E20 N20$ S32 E14 N5 FOP=[YR=2017] E16 N5 W16 S5$ N5 E16 N43$ N8$.

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	0	0	1,243.00	SF	6.00	6.00	100	2017	2017	3	76	5,668	
2	0211	CONCRETE W	0	100	28	4	112.00	SF	6.00	6.00	100	2017	2017	3	76	511	
3	0955	PRIVACY FE	0	100	0	0	296.00	LF	15.00	15.00	100	2017	2017	3	91	4,040	
4	0625	PORT WD UT	0	100	10	12	120.00	SF	0.00	0.00	100	2019	2019	3	85	0	
5	0700	PORT BLDG	0	100	4	8	32.00	SF	0.00	0.00	100	2019	2019	3	92	0	

LAND DESCRIPTION

TOTAL OB/XF 10,219

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	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2022 BY FRLA Total Acres: 0.29 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS