





P-3-9-M-13  
 2.50 AC M/L IN THE EAST 1/2 OF  
 THE WEST 1/2 OF NE 1/4 OF

BLANCHARD ROSE R LIFE ESTATE/MANNO MARDI LYNN ETAL  
 41 MIDNIGHT PASS  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-058-000-09963-009

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
PTO	25	5	2009	1	20
PTO	160	5	2009	8	157
UGR	1,500	40	2009	600	11,739
TOTALS	1,685			609	11,915

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3 SFR UFGR		100%	- 2002	24.08	14,665	2008	2008	0	0	18.75	81.25
Heated Area: 0				HX Base Yr 2002							
BLD DATE	06/08/2017	RTSR	LGL DATE	06/08/2017	RTSR						
XF DATE	06/08/2017	RTSR	LAND DATE	06/08/2017	RTSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE				244,435	
TOTAL MARKET OB/XF VALUE				4,952	
TOTAL LAND VALUE - MARKET				28,590	
TOTAL MARKET VALUE				265,062	
SOH/AGL Deduction				65,804	
ASSESSED VALUE				199,258	
TOTAL EXEMPTION VALUE	HX HB WX			55,000	
BASE TAXABLE VALUE				144,258	
TOTAL JUST VALUE				277,977	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				267,797	
FLOOR, PU NEW TRAV, FRME & FNDN CARD 1, PU					
4-8, DEL XFOB LN 9 (PU AS TRAV), CHG EXW,					
5 YR PRCL CH, CHG CODE XFOB LN 2, PU XFOB LN					
CK PRMT,PU UKL XFOB#4;5 YR PRCL CK					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/0578	3/23/2022	QC	U	V	30	100
GRANTOR: BLANCHARD ROSE R						
GRANTEE: BLANCHARD ROSE R LI						
0388/0642	10/11/2000	WD	U	V		100
GRANTOR:						
GRANTEE: RUSHER MARDI & MICK						

EXTRA FEATURES																
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
41 MIDNIGHT PASS, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES											
UGR=[YR=2009] W50 S30 E3 PTO=[YR=2009] S5 E5 N5 W5\$ E47 N5 PTO=[YR=2009] E10 N16 W10 S16\$ N25\$.											

BUILDING DIMENSIONS											
UGR=[YR=2009] W50 S30 E3 PTO=[YR=2009] S5 E5 N5 W5\$ E47 N5 PTO=[YR=2009] E10 N16 W10 S16\$ N25\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV