

LOT 58 HS P-7-M-13 5 AC M/L
 IN THE SE CORNER OF HS 57
 OR 32 P 487&489 OR 41 P 849

SIMPSON CHARLENE G LIFE EST
 1218 WAKULLA ARRAN RD
 CRAWFORDVILLE, FL 32327

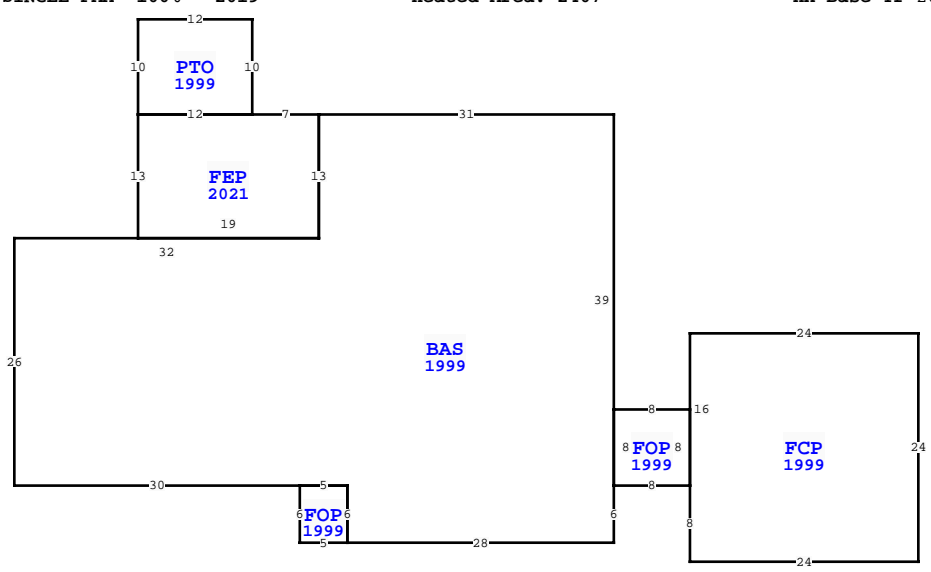
2024

00-00-058-000-09967-000



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	20	
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	01		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	1999	2,209	184,001
FCP	576	25	1999	144	11,994
FEP	247	80	2021	198	16,493
FOP	30	30	1999	9	750
FOP	64	30	1999	19	1,582
PTO	120	5	1999	6	500
TOTALS	3,246			2,585	215,320

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,585	109.6000	104.12	269,150	1999	2003	0	0	20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 2407 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	215,320		
TOTAL MARKET OB/XF VALUE	5,457		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	270,777		
SOH/AGL Deduction	204,823		
ASSESSED VALUE	65,954		
TOTAL EXEMPTION VALUE	45,954		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	270,777		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	260,392		
2003 B/C OF NEW ROOF; DEMO XFOB, PU XFOBS			
PU NEW TRAVERSE, CH EYB FROM 1999 TO			
ADD SSN & REMOVE ADDTNL NAME			
SIMPSON DOD 1/7/14 DC OR 1096-48			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000262	REROOF-CO	0	05/08/2019
027452	U/BLDG	0	02/12/2001
024342	SFD	0	11/23/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0309	9/28/2021	QC	U	I	11	100
GRANTOR: SIMPSON CHARLENE G LI						
GRANTEE: SANFORD STEVEN & CR						
1088/0347	10/05/2018	WD	Q	I	01	270,000
GRANTOR: ALLEN JONATHAN & AMBE						
GRANTEE: SIMPSON CHARLENE G						

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
1	0210	CONCRETE D	0	100	0	0	724.00	SF	6.00	6.00	100	1999	1999	3	20	869	
2	0080	4' CHAINLI	0	100	0	0	430.00	LF	13.00	13.00	100	1999	1999	3	20	1,118	
3	0620	WOOD UTL B	0	100	12	24	288.00	SF	6.00	6.00	100	2001	2001	3	20	346	
4	0940	OPEN SHED	0	100	9	24	216.00	SF	4.00	4.00	100	2001	2001	3	20	173	
5	0250	ASPHALT AV	0	100	277	12	3,324.00	SF	2.00	2.00	100	1999	1999	3	20	1,330	
6	0700	PORT BLDG	0	100	20	10	200.00	SF	8.00	8.00	100	1999	1999	3	56	896	
7	0211	CONCRETE W	0	100	101	3	303.00	SF	6.00	6.00	100	1999	1999	3	20	364	
8	0770	PUMP HOUSE	0	100	4	4	16.00	SF	5.00	5.00	100	1999	1999	3	0	0	
9	0580	PRTBLE GRN	0	100	10	10	100.00	SF	4.00	4.00	100	1999	1999	3	20	80	
10	0940	OPEN SHED	0	100	9	24	216.00	SF	4.00	4.00	100	2001	2001	3	20	173	

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	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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

LOT 58 HS P-7-M-13 5 AC M/L
 IN THE SE CORNER OF HS 57
 OR 32 P 487&489 OR 41 P 849

SIMPSON CHARLENE G LIFE EST
 1218 WAKULLA ARRAN RD
 CRAWFORDVILLE, FL 32327

2024

00-00-058-000-09967-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 215,320 TOTAL MARKET OB/XF VALUE 5,457 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 270,777 SOH/AGL Deduction 204,823 ASSESSED VALUE 65,954 TOTAL EXEMPTION VALUE HX HB WX 45,954 BASE TAXABLE VALUE 20,000 TOTAL JUST VALUE 270,777 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 260,392											
DOR CODE		0100 SINGLE FAMILY																				ADD PORT/HX/WX FOR 2019- SIMPSON. RUDOLPH RCVD DR501R FROM ST JOHNS EMAILED REQ FOR DR501R-ST JOHN -SIMPSON PU XFOB LN 11-12											
MAP NUM		2		MKT AREA						01														PERMIT NUM DESCRIPTION AMT ISSUED									
NEIGHBORHOOD/LOC		000		1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1230/0309 9/28/2021 QC U I 11 100 GRANTOR: SIMPSON CHARLENE G LI GRANTEE: SANFORD STEVEN & CR 1088/0347 10/05/2018 WD Q I 01 270,000 GRANTOR: ALLEN JONATHAN & AMBE GRANTEE: SIMPSON CHARLENE G															
TOTALS										BLD DATE		03/29/2017		RTJT		LGL DATE		03/29/2017		RTJT													
EXTRA FEATURES										XF DATE		03/29/2017		RTJT		LAND DATE		03/29/2017		RTJT		BUILDING NOTES											
INC DATE																																	
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	BUILDING DIMENSIONS																
11	0211	CONCRETE W	0 100	18	5	90.00	SF	6.00	6.00	100	1999	1999	3	20	108																		
12	0055	PORTABLE C	0 100	12	20	240.00	SF	0.00	0.00	100	2021	2021	3	93	0																		
13	0625	PORT WD UT	0 100	10	10	100.00	SF	0.00	0.00	100	2018	2018	3	80	0																		
14	0625	PORT WD UT	0 100	10	16	160.00	SF	0.00	0.00	100	2018	2018	3	80	0																		
15	0625	PORT WD UT	0 100	10	20	200.00	SF	0.00	0.00	100	2021	2021	3	93	0																		
LAND DESCRIPTION										TOTAL OB/XF										108													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
REVIEW DATE 05/31/2022 BY FRLH Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS																																	