

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

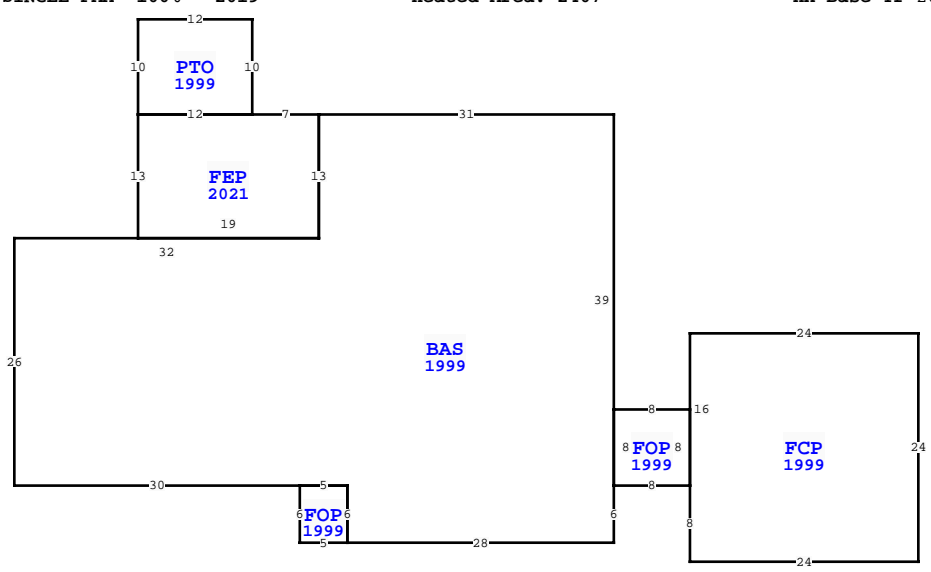
2024

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			
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	

TOTAL OB/XF											
BLD DATE	03/29/2017	RTJ/T	LGL DATE								
XF DATE	03/29/2017	RTJ/T	LAND DATE	03/29/2017							
INC DATE			AG DATE								
1218 WAKULLA ARRAN RD, CRAWFORDVILLE											

BUILDING NOTES											
BAS=[YR=1999] W31 FEP=[YR=2021] W7 PTO=[YR=1999] N10 W12 S10 E12\$ W12 S13 E19 N13\$ S13 W32 S26 E30 FOP=[YR=1999] S6 E5 N6 W5\$ E5 S6 E28 N6 FOP=[YR=1999] E8 FCP=[YR=1999] S8 E24 N24 W24 S16\$ N8 W8 S8 \$ N39\$.											

LAND DESCRIPTION																								
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							

TOTAL OB/XF											
5,349											

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																							
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																				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																							
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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																											
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REVIEW DATE 05/31/2022 BY FRLH Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/24/2026 BY SYS																																											