FOX RUN SUB LOT 45
OR 335 P 796 OR 388 P 519
OR 963 P 24 DC OR 1006 P 693

BLAIR CHRISTOPHER S/BLAIR CHRISTOPHER S
28 FOX RUN CIR
CRAWFORDVILLE, FL 32327

2024

00-00-058-261-09967-045

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

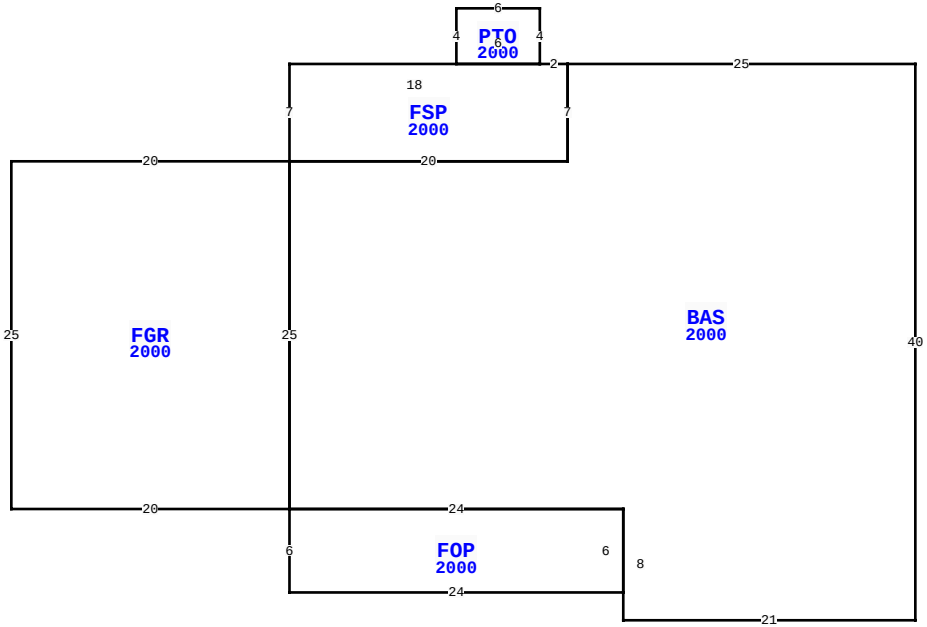
MAP NUM: 1 | MKT AREA: 10
NEIGHBORHOOD/LOC: 136.00 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100	2000	1,468	143,997
FGR	500	50	2000	250	24,523
FOP	144	30	2000	43	4,218
FSP	140	55	2000	77	7,553
PTO	24	5	2000	1	98
TOTALS	2,276			1,839	180,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	121.9000	127.39	234,270	2000	2000	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2017 Heated Area: 1468 HX Base Yr 2017



28 FOX RUN CIR, CRAWFORDVILLE

BLD DATE	01/07/2019	MMJT	LGL DATE		
XF DATE	01/07/2019	MMJT	LAND DATE	04/13/2007	JBHC
INC DATE			AG DATE		

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	0080	4' CHAINLI	0	100	0	0	104.00	LF	13.00	13.00	100	2000	2000	3	20	270	
2	0210	CONCRETE D	0	100	70	16	1,120.00	SF	6.00	6.00	100	2000	2000	3	20	1,344	
3	0211	CONCRETE W	0	100	0	0	89.00	SF	6.00	6.00	100	2000	2000	3	20	107	
4	0950	METAL SHED	0	100	10	12	120.00	SF	8.00	8.00	100	2000	2000	3	20	192	
5	0610	VINYL UTL	0	100	12	12	144.00	SF	6.00	6.00	100	2000	2000	3	20	173	
6	0060	DECK WOOD	0	100	10	8	80.00	SF	5.00	5.00	100	2018	2018	3	95	380	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	180,388
TOTAL MARKET OB/XF VALUE	2,466
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	227,854
SOH/AGL Deduction	69,341
ASSESSED VALUE	158,513
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	108,513
TOTAL JUST VALUE	227,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,582

XFOB LN 5, PU XFOB LN 6.
5 YR PRCL CK, CHG DIM XFOB LN 1, CHG CODE
ADD HX FOR 2017
5 YR PRCL CH, CHG FLOOR, CHG CODE XFOB LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025405	SFD	0	07/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/0107	11/10/2016	WD	U	I	12	158,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BLAIR CHRISTOPHER S						
1006/0693	7/15/2016	CT	U	I	38	0
GRANTOR: CLERK OF COURT - CRIB						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 FSP=[YR=2000] W2 PTO=[YR=2000] N4 W6 S4 E6$ W18 S7 E20 N7$ S7 W20 FGR=[YR=2000] W20 S25 E20 N25$ S25 FOP=[YR=2000] S6 E24 N6 W24$ E24 S8 E21 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,466

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		RSU2	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/07/2019 BY MMJT Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/24/2026 BY SYS