

THE FARM BLOCK A LOT 18
 OR 408 P 776 OR 456 P 448
 OR 534 P 866 OR 534 P 867

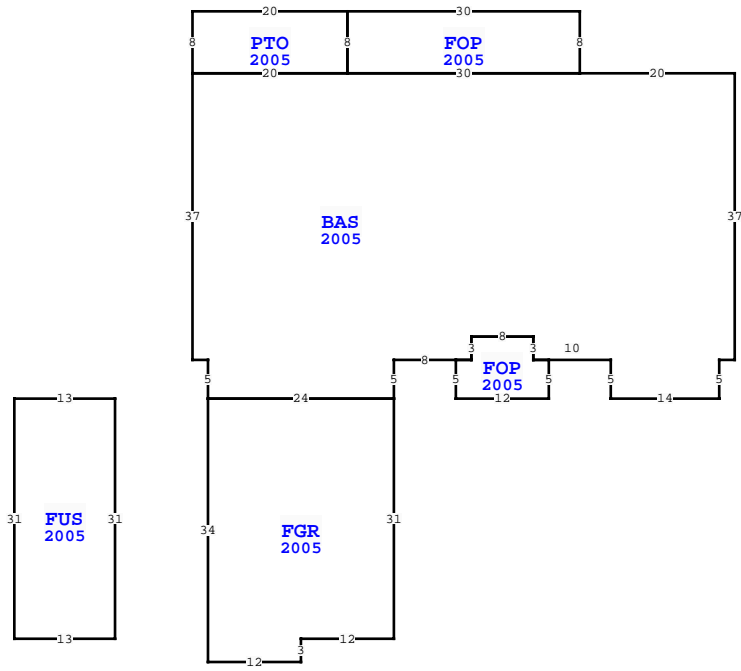
RUNION GERALD STEPHEN II/RUNION MORGAN NICOLE
 59 SADDLETREE TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-A18

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE BRD	70	
Exterior Wall	19		COMMON BRK	30	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	13		GALVALUM	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	09		PINE WOOD	50	
Interior Floo	14		CARPET	50	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			4	100	
Bathrooms			3.5	100	
Story Height			0	100	
Stories	1.5		1.5	100	
Fireplace	01		FIREPLACE	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA	10	
NEIGHBORHOOD/LOC	273.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2005	2,756	272,854
FGR	780	50	2005	390	38,612
FOP	84	30	2005	25	2,475
FOP	240	30	2005	72	7,128
FUS	403	100	2005	403	39,899
PTO	160	5	2005	8	792
TOTALS	4,423			3,654	361,759

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2016									
Heated Area: 3159 HX Base Yr 2016												



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		361,759				
TOTAL MARKET OB/XF VALUE		5,477				
TOTAL LAND VALUE - MARKET		55,000				
TOTAL MARKET VALUE		422,236				
SOH/AGL Deduction		191,057				
ASSESSED VALUE		231,179				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		181,179				
TOTAL JUST VALUE		422,236				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		435,043				
5 YR PRCK CK, DEMO XFOB, CH EYB 2007 TO 2012, RER						
INCR EYB 2005-2007 HVAC OB23-254 CC 5/19/2023						
FR PERMIT CK - PU XFOB UTL BLDG CC 05/2022						
5 YR PRCL CK, CHG RCVR AND REMOVE AP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000254	HVAC CHANGE OUT-C		05/19/2023			
OB23-000140	HVAC CHANGE OUT-C		03/20/2023			
22000295	SHED-CC	0	04/01/2022			
20000058	REROOF-CO	0	02/24/2020			
2005337	SEWER	0	03/17/2005			
31532	SFR	0	03/18/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0965/0166	3/18/2015	WD	Q	I	01	286,500
GRANTOR: ALLEN JAMES O III & B						
GRANTEE: RUNION GERALD STEPH						
0881/0285	5/22/2012	WD	Q	I	01	205,000
GRANTOR: SMITH KENTON P & SUE						
GRANTEE: ALLEN JAMES O III &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005] W20 FOP=[YR=2005] N8 W30 S8 E30\$ W30						
PTO=[YR=2005] N8 W20 S8 E20 \$ W20 S37 E2 S5 PTR=[YR=2005] W12						
FUS=[YR=2005] S31 W13 N31 E13\$ E12\$ FGR=[YR=2005] S34 E12 N3						
E12 N31 W24 \$ E24 N5 E8 FOP=[YR=2005] S5 E12 N5 W2 N3 W8 S3						
W2\$ E2 N3 E8 S3 E10 S5 E14 N5 E2 N37\$.						

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	3,695.00	SF	6.00	6.00	100	2005	2005	3	24	5,321	
2	0211	CONCRETE W	0	100	36	108.00	SF	6.00	6.00	100	2005	2005	3	24	156	
4	0700	PORT BLDG	0	100	11	352.00	SF	0.00	0.00	100	2022	2022	3	98	0	

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	DPH 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	55,000.00	55,000.00	55,000								