

THE FARM BLK C LOT 13
 OR 408 P 776 OR 584 P 543
 OR 597 P 587 OR 597 P 588

MCNUTT CHARLES PATRICK/MCNUTT MICHELLE L
 21 CARRIAGE DR
 CRAWFORDVILLE, FL 32327

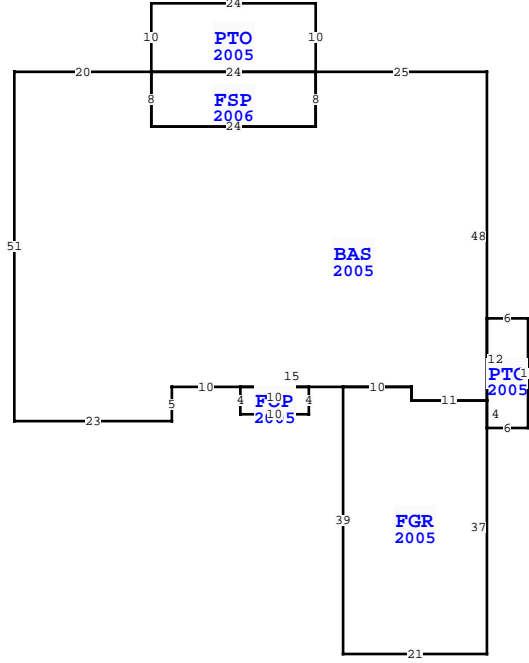
2024

00-00-059-273-10047-C13



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 70			
Exterior Wall	20	FACE BRICK 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	10	LAMINATED 50			
Interior Floo	11	CLAY TILE 50			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		3 100			
Story Height		0 100			
Stories	1.	1. 100			
Fireplace	01	FIREPLACE 100			
Units		0 100			
Quality	07	GOOD			
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	3,119	100	2005	3,119	369,246
FGR	797	50	2005	398	47,118
FOP	40	30	2005	12	1,420
FSP	192	55	2006	106	12,549
PTO	96	5	2005	5	592
PTO	240	5	2005	12	1,420
TOTALS	4,484			3,652	432,346

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,652	138.4600	131.54	480,384	2005	2013	0	0	10.00	90.00	
1 SINGLE FAM			100% - 2015	Heated Area: 3119			HX Base Yr 2015					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		432,346	
TOTAL MARKET OB/XF VALUE		7,595	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		494,941	
SOH/AGL Deduction		210,750	
ASSESSED VALUE		284,191	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		234,191	
TOTAL JUST VALUE		494,941	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		447,931	
5 YR PRCL CK, CHG EYB 2005 TO 2013, DEMO XFOB (EYB			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU XFOB LN 4, CHG FLOOR & QUAL			
850-926-2009			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000067	RE-ROOF/SHINGLES-		02/05/2024
20000329	MECH	0	08/05/2020
20000121	MWECH	0	04/02/2020
2005857	SFD	0	06/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/0126	4/24/2014	WD Q	Q	I	01	245,000
GRANTOR: MILLER FRANCIS G						
GRANTEE: MCNUTT CHARLES PATR						
0855/0855	7/06/2011	WD U	U	I	30	100
GRANTOR: MILLER FRANCIS G & DE						
GRANTEE: MILLER FRANCIS 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
2	0210	CONCRETE D	0	100	0	2,081.00	SF	6.00	6.00	100	2005	2005	3	24	2,997	
3	0211	CONCRETE W	0	100	66	198.00	SF	6.00	6.00	100	2005	2005	3	24	285	
4	0955	PRIVACY FE	0	100	0	364.00	LF	15.00	15.00	100	2014	2014	3	79	4,313	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2005] W25 PTO=[YR=2005] N10 W24 S10 E24\$			
FSP=[YR=2006] W24 S8 E24 N8 \$ S8 W24 N8 W20 S51 E23 N5 E10			
FOP=[YR=2005] S4 E10 N4 W10\$ E15 FGR=[YR=2005] S39 E21 N37			
W11 N2 W10 \$ E10 S2 E11 PTO=[YR=2005] S4 E6 N16 W6 S12\$ N48\$.			

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								