

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

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
1	SINGLE FAM	100%	2015		480,384	2005	2013	0	0	10.00	90.00
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 / V / RSN CD	SALE PRICE
0940/0126	4/24/2014	WD Q	I 01	245,000
GRANTOR: MILLER FRANCIS G				
GRANTEE: MCNUTT CHARLES PATR				
0855/0855	7/06/2011	WD U	I 30	100
GRANTOR: MILLER FRANCIS G & DE				
GRANTEE: MILLER FRANCIS G				
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\$.				

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	0		2,081.00	SF	6.00	100	2005	2005	3	24	2,997
3	0211	CONCRETE W	0	100	66	3		198.00	SF	6.00	100	2005	2005	3	24	285
4	0955	PRIVACY FE	0	100	0	0		364.00	LF	15.00	100	2014	2014	3	79	4,313

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							