

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	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	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	1.1	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	2,490	100	2008	2,490	274,117
FGR	462	50	2008	231	25,430
FOP	124	30	2008	37	4,073
FSP	250	55	2008	138	15,192
PTO	160	5	2008	8	880
TOTALS	3,486			2,904	319,693

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,904	143.0600	135.91	394,683	2004	2004	0	0	19.00	81.00

1 SINGLE FAM 100% - 2009 Heated Area: 2490 HX Base Yr 2009

30 FARRIER LN, CRAWFORDVILLE

BLD DATE	12/10/2020	FRJTT	LGL DATE	12/10/2020	FRJTT
XF DATE	12/10/2020	FRJTT	LAND DATE	12/10/2020	FRJTT
INC DATE			AG DATE		

**WAKULLA COUNTY PROPERTY** PAGE 1 of 2

VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	324,977			
TOTAL MARKET OB/XF VALUE	6,060			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	386,037			
SOH/AGL Deduction	159,732			
ASSESSED VALUE	226,305			
TOTAL EXEMPTION VALUE	50,000			
BASE TAXABLE VALUE	176,305			
TOTAL JUST VALUE	386,037			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	334,796			
GREG WILLIS DC - OR 1372 / 693 - DOD 04/13/2024				
REVIEWED QUAL - CH FROM AVG TO GOOD, HAS HIPS & VA				
5 YR PRCL CK N/C				
5 YR PRCL CK, DEMO XFOB				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
30783	SFD-CO	0	09/22/2003	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0527/0426	3/08/2004	WD Q	Q I	227,000
GRANTOR: WAKULLA BUILDERS LLC				
GRANTEE: WILLIS				
0505/0098	9/19/2003	WD Q	V	28,000
GRANTOR: TURNER LAND DEVELOPME				
GRANTEE: WAKULLA BUILDERS LL				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2008] W31 S8 PTO=[YR=2008] W16 S10 E16 N10\$ S7				
FSP=[YR=2008] S3 W32 S7 E15 S3 E12 N8 E8 N5 W3\$ E3 S5 W8 S8				
W12 N3 W15 S36 E17 N1 FOP=[YR=2008] E25 N6 W12 S2 W13 S4\$ N4				
E13 N2 E12 FGR=[YR=2008] S11 E21 N22 W21 S11\$ N11 E21 N43\$.				

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	1,180.00	SF	6.00	6.00	100	2004	2004	3	23	1,628	
2	0211	CONCRETE W	0	100	48	3	144.00	SF	6.00	6.00	100	2004	2004	3	23	199	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
4	0625	PORT WD UT	0	100	10	14	140.00	SF	6.00	6.00	100	2010	2010	3	43	361	
5	0955	PRIVACY FE	0	100	0	0	292.00	LF	15.00	15.00	100	2012	2012	3	70	3,066	
TOTALS																	

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							

THE FARM  
BLK D LOT 7  
OR 408 P 776 OR 499 P 292

WILLIS DAPHNE  
30 FARRIER LANE  
CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-D07



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	05	STEEL 100	
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Heating Type	01	NONE 100	
Air Condition	01	NONE 100	
Story Height		0 100	
Stories	1.	1. 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
PTO	396	5	2019
UGR	528	40	2019
TOTALS	924		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 SFR UFGR		100%	- 2009	24.08	5,562	2019	2019	0	0	5.00	95.00
Heated Area: 0						HX Base Yr 2009					
BLD DATE	12/10/2020	FRJT	LGL DATE	12/10/2020	FRJT						
XF DATE	12/10/2020	FRJT	LAND DATE	12/10/2020	FRJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
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TOTAL MARKET VALUE			386,037
SOH/AGL Deduction			159,732
ASSESSED VALUE			226,305
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			176,305
TOTAL JUST VALUE			386,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,796
5 YR PRCL CK, PU BLDG 2.			
5 YR PRCL CH, PU XF0B LN 4-5			
ADD HX OMITTED IN ERROR			
ERROR PARCEL S/O; 5 YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0527/0426	3/08/2004	WD Q	Q	I		227,000
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: WILLIS						
0505/0098	9/19/2003	WD Q	Q	V		28,000
GRANTOR: TURNER LAND DEVELOPME						
GRANTEE: WAKULLA BUILDERS LL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

BUILDING NOTES											
UGR=[YR=2019] W22 PTO=[YR=2019] W6 S33 E28 N9 W22 N24\$ S24 E22 N24\$.											

BUILDING DIMENSIONS											
UGR=[YR=2019] W22 PTO=[YR=2019] W6 S33 E28 N9 W22 N24\$ S24 E22 N24\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV