

THE FARM BLK H LOT 14
OR 408 P 776 OR 506 P 236
OR 962 P 457

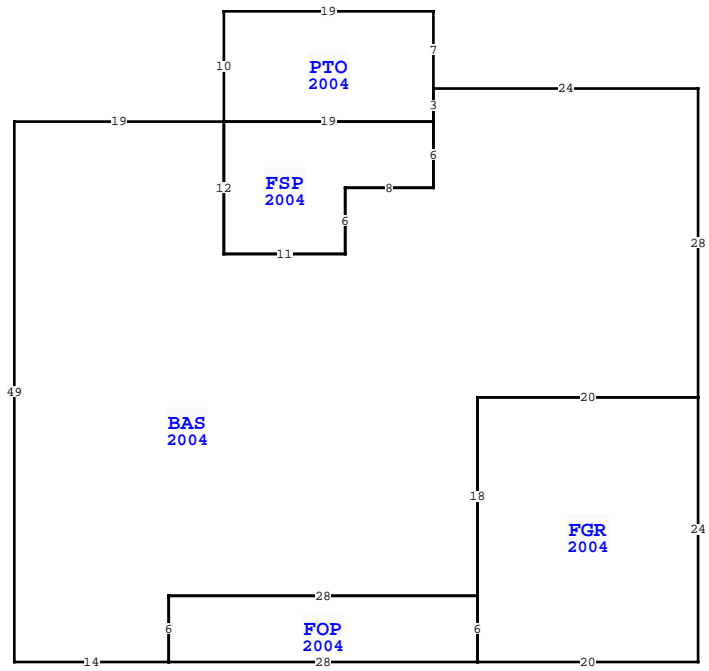
HARRIS KAREN LUCINDA/HARRIS TIMOTHY WALTER
86 FARRIER LN
CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-H14

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	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
BAS	2,282	100	2004
FGR	480	50	2004
FOP	168	30	2004
FSP	180	55	2004
PTO	190	5	2004
TOTALS	3,300		

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%	- 2022									Heated Area: 2282 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			306,075
TOTAL MARKET OB/XF VALUE			5,198
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			366,273
SOH/AGL Deduction			90,584
ASSESSED VALUE			275,689
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			225,689
TOTAL JUST VALUE			366,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,827
5 YR PRCL CK, DEMO XFOB, CHG EYB 2004 TO 2007, HVA			
PU XFOB LN 6			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
5 YR PRCL CH, PU XFOB LN 4-5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30825	SFR	0	10/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0241	6/25/2021	WD Q	Q	I	01	366,900
GRANTOR: MCCORD KEVIN PAUL & S						
GRANTEE: HARRIS KAREN LUCIND						
0962/0457	2/09/2015	WD Q	Q	I	01	210,000
GRANTOR: HUNTER MICHAEL L & CA						
GRANTEE: MCCORD KEVIN PAUL &						

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	0	1,368.00	SF	6.00	6.00	100	2004	2004	3	23	1,888	
2	0211	CONCRETE W	0	100	0	0	162.00	SF	6.00	6.00	100	2004	2004	3	23	224	
4	0080	4' CHAINLI	0	100	0	0	130.00	LF	13.00	13.00	100	2014	2014	3	62	1,048	
5	0955	PRIVACY FE	0	100	0	0	172.00	LF	15.00	15.00	100	2014	2014	3	79	2,038	
6	0625	PORT WD UT	0	100	8	8	64.00	SF	0.00	0.00	100	2019	2019	3	85	0	

TOTAL OB/XF													
86 FARRIER LN, CRAWFORDVILLE													
BLD DATE	12/18/2020	FRFR	LGL DATE	12/18/2020	FRFR								
XF DATE	12/18/2020	FRFR	LAND DATE	12/18/2020	FRFR								
INC DATE			AG DATE										
TOTAL OB/XF 5,198													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2004] W24 PTO=[YR=2004] N7 W19 S10 E19 N3\$ S3													
FSP=[YR=2004] W19 S12 E11 N6 E8 N6\$ S6 W8 S6 W11 N12 W19 S49													
E14 FOP=[YR=2004] E28 N6 W28 S6\$ N6 E28 FGR=[YR=2004] S6 E20													
N24 W20 S18\$ N18 E20 N28\$.													

LAND DESCRIPTION																								
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							