



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 80		
11	AVERAGE 20		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
10	LAMINATED 90		
11	CLAY TILE 10		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2.5	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
03	AVERAGE		
5000	IMPRVD AG RES		
4	MAP NUM	08	
000	NEIGHBORHOOD/LOC	1.00/	
BAS	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	3,057		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,669	110.6000	105.07	280,432	2022	2022	0	0	1.00	99.00
2 SINGLE FAM 100% - 2023 Heated Area: 2503 HX Base Yr 2023											
106 RUNNING DEER LN, CRAWFORDVILLE											
BLD DATE	09/20/2018	FRJT	LGL DATE	09/20/2018	FRJT	AG DATE					
XF DATE	09/20/2018	FRJT	LAND DATE	09/20/2018	FRJT	AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		277,628	
TOTAL MARKET OB/XF VALUE		18,360	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		312,288	
SOH/AGL Deduction		0	
ASSESSED VALUE		312,288	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		262,288	
TOTAL JUST VALUE		340,988	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		342,051	
R230023 REMOVE MH MOVED WHEN NEW HSE BLT			
CORRECT HOW PARCEL WAS SAVED			
ADDED HX - MAILED AMENDED TRIM			
XF0BS 0030,0940,0130			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000040	SFD-CO	0	03/18/2022
022442	N/A	0	06/27/1997
022421	N/A	0	06/25/1997
019366	N/A	0	03/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/0885	4/09/2021	QC	U	I	30	100
GRANTOR: LANDRUM JOHN D JR						
GRANTEE: LANDRUM JOHN D JR &						
1191/0808	2/04/2021	QC	U	I	30	100
GRANTOR: LANDRUM SANDRA W FKA						
GRANTEE: LANDRUM JOHN D JR						

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
4	0625	PORT WD UT	0	100 16 12	192.00	SF	0.00	0.00	100	1998	1998	3	20	0	
5	0210	CONCRETE D	0	100 22 20	440.00	SF	6.00	6.00	100	2012	2012	3	52	1,373	
8	0030	BARN, POLE	0	100 32 48	1,536.00	SF	9.00	9.00	100	2021	2021	3	93	12,856	
9	0940	OPEN SHED	0	100 16 48	768.00	SF	4.00	4.00	100	2021	2021	3	93	2,857	
10	0130	FIRE PLACE	0	100 0 0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	
TOTAL OB/XF 18,360															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W15 S2 FOP=[YR=2022] W31 S10 E31 N10\$ S10 W31 N10 W15 S10 W10 S33 E10 N2 E15 N4 E8 S4 FOP=[YR=2022] S6 E38 N6 W15 N2 W8 S2 W15\$ E15 N2 E8 S2 E15 N43\$.									

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	325.00	325.00	1,300							