



ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	08		SHT VINYL	50	
Interior Floo	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	100	
Stories	1.		1.	100	
Class	00		N/A	100	
Units			0	100	
Quality	08		FAIR		
DOR CODE	5000		IMPRVD AG RES		
MAP NUM	4		MKT AREA	08	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1995	1,782	63,345
DCK	96	10	1999	10	356
UOP	216	25	2008	54	1,919
TOTALS	2,094			1,846	65,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100%	- 2017		Heated Area: 1782					HX Base Yr 2017	

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			184,275	
TOTAL MARKET OB/XF VALUE			7,652	
TOTAL LAND VALUE - MARKET			213,850	
TOTAL MARKET VALUE			229,902	
SOH/AGL Deduction			32,185	
ASSESSED VALUE			197,717	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			147,717	
TOTAL JUST VALUE			405,777	
NCON VALUE			121,565	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			75,588	
2024 PU SFR DUE TO LARGE WORKSHOP				
LW NOTICED MTL BLDG HAD NO VALUE (B/C IT WAS SET T				
FR 5 YR CK 5/11/23 - DEMO XFOBS, PU XFOBS, PU BLDG				
2021 AG APPROV W/O RETURN CARD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001478	ELECTRIC	0	11/08/2019	
2012787	RE-ROOF	0	11/20/2012	
025438	POOL	0	07/20/1999	
020357	N/A	0	11/27/1995	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1209/0293	7/14/2016	WD Q	I 01	175,000
GRANTOR: CARROLL RYAN M & ALEX				
GRANTEE: HILLIER THERESA S &				
1006/0342	7/14/2016	WD Q	I 01	175,000
GRANTOR: HAMES GARY E & LOU AN				
GRANTEE: CARROLL RYAN M				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1995] W35 UOP=[YR=2008] E18 N12 W18 S12\$ W31 S27 E28				
DCK=[YR=1999] W12 S8 E12 N8\$ E38 N27\$.				

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	0211	CONCRETE W	0	100	88	4			6.00	100	1995	1995	3	20	422	
3	0213	CONCRETE P	0	100	40	18			6.00	100	1999	1999	3	100	4,320	
12	0625	PORT WD UT	0	100	10	12			0.00	100	2024	2023	AV	100	0	
13	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023	AV	100	2,910	
TOTALS															7,652	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000210	C	MH RURAL	100		RR1	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		C2	0.00	0.00	3.00	AC		1.00	1.00	1.00	325.00	325.00	975							
3	005970	A	TIMBER MIX 1	0		RR1	0.00	0.00	18.77	AC		1.00	1.00	1.00	325.00	325.00	6,100							
4	005996	A	AG WETLAND	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	100.00	100.00	900							
5	002500	C	SRVC SHOPS	100					1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

LOT 65 HS P-3-M-17
 LYING IN SE 1/4 OF LOT 65 HS
 DB 42 P 138 & OR 70 P 293

CARROLL RYAN M/CARROLL ALEXANDRA
 3120 SPRING CREEK HWY
 CRAWFORDVILLE, FL 32327

2024

00-00-065-000-10092-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	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	5000 IMPRVD AG RES		
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,882	100	2024
PTO	336	5	2024
TOTALS	7,218		
		6,899	118,655

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
4820	04	6,899	39.0000	17.55	121,077	2021	2021	0	0	2.00	98.00																
2 SERV SHOP 0% - 2024 Heated Area: 6882 HX Base Yr 2017																											
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">BAS 2024</p> </div>																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>09/24/2018</td> <td>FRJTD</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>09/24/2018</td> <td>FRJTD</td> <td>LAND DATE</td> <td>09/24/2018</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE	09/24/2018	FRJTD	LGL DATE		XF DATE	09/24/2018	FRJTD	LAND DATE	09/24/2018	INC DATE			AG DATE	
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INCOME VALUE						
PREVIOUS YEAR MKT VALUE				75,588		
NO OWNERSHIP CHG. SEE SALE NOTES						
5, DEL XFOB LN 6-10.						
5 YR PRCL CK, CHG DIM XFOB LN 1. PU XFOB LN						
2019 AG RENEWAL REC'D						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0293	7/14/2016	WD Q	Q	I	01	175,000
GRANTOR: CARROLL RYAN M & ALEX						
GRANTEE: HILLIER THERESA S &						
1006/0342	7/14/2016	WD Q	Q	I	01	175,000
GRANTOR: HAMES GARY E & LOU AN						
GRANTEE: CARROLL RYAN M						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=20,1] E74 S93 W74 N93 \$						
PTO=[YR=2024;ORIG=20,94] W12 N28 E12 S28 \$						

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
3120 SPRING CREEK HWY, CRAWFORDVILLE												
TOTAL OB/XF 0												

LAND DESCRIPTION													TOTAL OB/XF												
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