

TUPELO RIDGE UNIT 2
 LOT 6 OR 68 P 397
 OR 271 P 777 OR 582 P 119

CALLAGHAN MARGARET A/CALLAGHAN LOUIS D
 144 TUPELO DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-069-180-10116-126



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	10	WOOD FRAME 100
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,788	119.0000	113.05	315,183	2009	2009	0	0	14.00	86.00

1 SINGLE FAM 100% - 2010 Heated Area: 2504 HX Base Yr 2010

WAKULLA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		283,563	
TOTAL MARKET OB/XF VALUE		4,808	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		323,371	
SOH/AGL Deduction		112,323	
ASSESSED VALUE		211,048	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		161,048	
TOTAL JUST VALUE		323,371	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		311,307	
5 YR PRCL CK, PU XF0B, PU BLD 4 WORKSHOP. FP			
5 YR PRCL CH, PU XF0B LN 8, PU BLDG CARD 3			
ADD CHANGE PER PO/ALRADY CORRECT IN SYSTEM			
CARD 2 (WAS P/O CARD 1), PU XF0B LN 4-7			

QUALITY	CD	AVVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 08
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2009	480	46,667
BAS	240	100	2015	240	23,334
BAS	1,008	100	2015	1,008	98,000
DCK	48	10	2009	5	486
DCK	170	10	2009	17	1,653
FOP	266	30	2015	80	7,778
HXB	776	100	2009	776	75,445
PTO	48	5	2011	2	194
UST	400	45	2009	180	17,500
TOTALS	3,436			2,788	271,057

BLD DATE	02/19/2019	FRSR	LGL DATE	02/19/2019	FRSR
XF DATE	02/19/2019	FRSR	LAND DATE	02/19/2019	FRSR
INC DATE			AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001286	CARPORT-CO	0	11/27/2018
201341	SCREEM RM/PORCH	0	01/18/2013
2011473	ALTERATION	0	07/14/2011
2008642	RENOVATE GARAGE-C	0	07/24/2008
2007718	FINISH GARAGE-VOI	0	05/14/2007
20061584	SFD-VOID	0	10/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1007/0693	8/04/2016	QC	U	I	30	100
GRANTOR: CALLAGHAN MARGARET A						
GRANTEE: CALLAGHAN MARGARET						
0768/0303	8/21/2008	QC	Q	V	01	100
GRANTOR: CALLAGHAN LOUIS D & M						
GRANTEE: CALLAGHAN MARGARET						

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	0940	OPEN SHED	0	100	8	8	64.00	SF	4.00	4.00	100	2009	2009	3	39	100	
2	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	2009	2009	3	39	150	
3	0955	PRIVACY FE	0	100	0	0	60.00	LF	15.00	15.00	100	2011	2011	3	65	585	
4	0955	PRIVACY FE	0	100	0	0	36.00	LF	15.00	15.00	100	2012	2012	3	70	378	
5	0211	CONCRETE W	0	100	21	5	105.00	SF	6.00	6.00	100	2015	2015	3	67	422	
6	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	2015	2015	3	67	354	
7	0211	CONCRETE W	0	100	6	7	42.00	SF	6.00	6.00	100	2015	2015	3	67	169	
8	0955	PRIVACY FE	0	100	0	0	184.00	LF	15.00	15.00	100	2019	2019	3	96	2,650	

EXTRA FEATURES																	
144 TUPELO DR, CRAWFORDVILLE																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2015] W28 PTO=[YR=2011] W4 S12 E4 N12\$ S12																	
BAS=[YR=2009] W20 DCK=[YR=2009] W6 S8 E6 N8\$ S24 E20 N24\$																	
S24 DCK=[YR=2009] W18 S10 E10 N5 E14 N5 W6\$ E6 BAS=[YR=2015]																	
S15 E16 N15 W16 \$ E16 FOP=[YR=2015] S7 E13 N32 W7 S25 W6\$ E6																	
N36\$ PTR=E30 UST=[YR=2009] E6 HXB=[YR=2009] E22 S24 W6 S12																	
W16 N16 W14 N4 E14 N16\$ S16 W14 S4 E14 S16 W6 N12 W20 N12 E20																	
N12\$ W30\$.																	

LAND DESCRIPTION																								
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	000100	C	SFR	100		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

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2024

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ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	10	ABOVE	AVG.	50	
Exterior Wall	14	WD	SHINGLE	50	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	07	NONE	80		
Interior Wall	05	DRYWALL	20		
Interior Floo	01	NONE	80		
Interior Floo	11	CLAY TILE	20		
Heating Type	01	NONE	100		
Air Condition	02	WINDOW	100		
Bathrooms		0.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	3	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	2011	200	6,058
DCK	60	10	2011	6	182
UWS	520	25	2011	130	3,938
TOTALS	780			336	10,177

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
2	WKSHP/BARN	100% - 2010																									
Heated Area: 200										HX Base Yr 2010																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>02/19/2019</th> <th>FRSR</th> <th>LGL DATE</th> <th>02/19/2019</th> <th>FRSR</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>02/19/2019</td> <td>FRSR</td> <td>LAND DATE</td> <td>02/19/2019</td> <td>FRSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	02/19/2019	FRSR	LGL DATE	02/19/2019	FRSR	XF DATE	02/19/2019	FRSR	LAND DATE	02/19/2019	FRSR	INC DATE			AG DATE		
BLD DATE	02/19/2019	FRSR	LGL DATE	02/19/2019	FRSR																						
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INC DATE			AG DATE																								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			283,563
TOTAL MARKET OB/XF VALUE			4,808
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			323,371
SOH/AGL Deduction			112,323
ASSESSED VALUE			211,048
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			161,048
TOTAL JUST VALUE			323,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,307
5 YR PRCL CH, PU CORR TRAV CARD 1, PU BLDG			
XFOB LN 3			
5 YR PRCL CH, PU NEW TRAV, DEL XFOB LN 4, PU			
5 YR PRCL CH, PU NEW TRAV, CHG BATHS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006867	GARG-DETACHED	0	05/22/2006
2006657	ELEC FOR WELL	0	04/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1007/0693	8/04/2016	QC	U	I	30	100
GRANTOR: CALLAGHAN MARGARET A						
GRANTEE: CALLAGHAN MARGARET						
0768/0303	8/21/2008	QC	Q	V	01	100
GRANTOR: CALLAGHAN LOUIS D & M						
GRANTEE: CALLAGHAN MARGARET						

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
144 TUPELO DR, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2011] W10 UWS=[YR=2011] W26 S20 E26 N20\$ S20 E10 N1									
DCK=[YR=2011] E5 N12 W5 S12\$ N19\$.									

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

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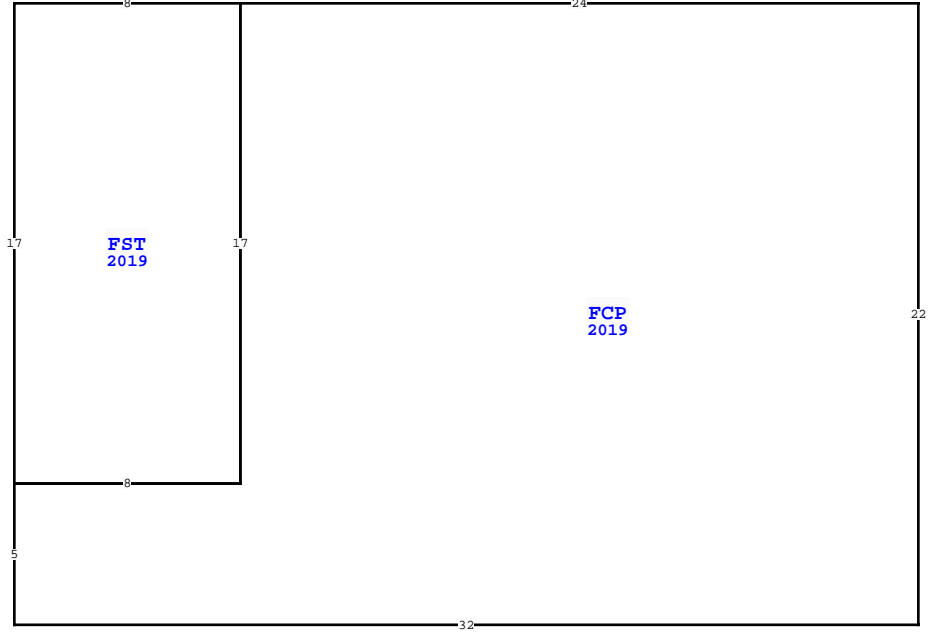
2024

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ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	29	NONE	80		
Exterior Wall	05	HARDIE	BRD	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	07	NONE	80		
Interior Wall	04	PLYWOOD	20		
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	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FCP	568	25	2019	142	1,524
FST	136	55	2019	75	805
TOTALS	704			217	2,329

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	WKSHP/BARN	100% - 2010									
Heated Area: 0					HX Base Yr		2010				



WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
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TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				161,048	
TOTAL JUST VALUE				323,371	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				311,307	
5 YR PRLC CH, PU XFOB LN 2-3					
5 YR PRCL CH, PU SFD, XFOB LN 1, FOUND & FRAM					
DEP ALL WILL BE UNDER PRMT 2008642					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1007/0693	8/04/2016	QC U	I	30	100
GRANTOR: CALLAGHAN MARGARET A					
GRANTEE: CALLAGHAN MARGARET					
0768/0303	8/21/2008	QC Q	V	01	100
GRANTOR: CALLAGHAN LOUIS D & M					
GRANTEE: CALLAGHAN MARGARET					
BUILDING NOTES					
BUILDING DIMENSIONS					
FCP=[YR=2019] W24 FST=[YR=2019] W8 S17 E8 N17\$ S17 W8 S5 E32 N22\$.					

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
144 TUPELO DR, CRAWFORDVILLE																
BLD DATE 02/19/2019 FRSR LGL DATE 02/19/2019 FRSR																
XF DATE 02/19/2019 FRSR LAND DATE 02/19/2019 FRSR																
INC DATE AG DATE																

LAND DESCRIPTION										TOTAL OB/XF										0				
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