

P-5-2-M-20A 3.44 ACRES M/L
 IN LOT 74 HS OR 152 P 514
 OR 573 P 465 OR 782 P 31

LANGSTON PATRICK RAY/LANGSTON MARY FRANCES
 41 BENTON RD
 CRAWFORDVILLE, FL 32327

2024

00-00-074-000-10208-002

ELEMENT		CD	CONSTRUCTION		
Foundation	02	03	CONCR	SLAB 100	
Frame	05	03	MASONRY	100	
Exterior Wall	15	03	CONC	BLOCK 100	
Roof Structur	03	03	GABLE/HIP	100	
Roof Cover	03	05	COMP	SHNGL 100	
Interior Wall	05	03	DRYWALL	100	
Interior Floor	11	03	CLAY TILE	70	
Interior Floor	14	03	CARPET	30	
Heating Type	04	04	AIR DUCTED	100	
Air Condition	03	03	CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	2		MKT AREA	10	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1980	1,512	101,154
FOP	28	30	1980	8	535
FOP	96	30	2018	29	1,940
FSP	128	55	2004	70	4,683
TOTALS	1,764			1,619	108,313

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% - 2016			190,022	1980	1980	0	0	43.00	57.00
Heated Area: 1512 HX Base Yr 2016											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,419
TOTAL MARKET OB/XF VALUE			7,377
TOTAL LAND VALUE - MARKET			25,800
TOTAL MARKET VALUE			150,596
SOH/AGL Deduction			53,598
ASSESSED VALUE			96,998
TOTAL EXEMPTION VALUE	HA HAB 13	96,998	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			150,596
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,470
FR 5YR PRCL CK-PU NEW TRAVERSE & CH XFOB CD			
2022 T&P RENEWAL RECD			
2021 T&P CARD RETURNED			
XFOB LN 9-10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000143	WORKSHOP-CO	0	02/08/2017
2010241	ELECT	0	04/09/2010
2010240	MECH	0	04/09/2010
2009304	REPLC 12 WINDOWS	0	04/17/2009
2009293	REROOF (SHINGLES)	0	04/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/0022	10/13/2015	WD	U	I	37	200,000
GRANTOR: AIRHART ROBERT DOYLE						
GRANTEE: LANGSTON PATRICK RA						
0782/0031	12/19/2008	WD	Q	I	03	196,000
GRANTOR: LEDGER CHARLES C.						
GRANTEE: AIRHART ROBERT DOYL						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0211	CONCRETE W	0	100	47	3	SF	6.00	6.00	100	1980	1980	3	20	169	
3	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	1985	1985	3	20	255	
4	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2006	2006	3	27	1,780	
5	0770	PUMP HOUSE	0	100	10	8	SF	5.00	5.00	100	1980	1980	3	0	0	
6	0500	WORK SHOP	0	100	19	20	SF	15.00	15.00	100	2004	2004	3	23	1,311	
7	0051	CARPORT UN	0	100	19	20	SF	12.00	12.00	100	2004	2004	3	62	2,827	
8	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2009	2009	3	55	50	
9	0210	CONCRETE D	0	100	12	8	SF	6.00	6.00	100	2017	2017	3	76	438	
10	0210	CONCRETE D	0	100	21	3	SF	6.00	6.00	100	2017	2017	3	76	287	

TOTAL OB/XF											
7,377											
BLD DATE	08/14/2017	MMSR	LGL DATE								
XF DATE	08/14/2017	MMSR	AG DATE	08/14/2017 MMSR							
INC DATE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1980] W39 FSP=[YR=2004] N8 FOP=[YR=2018] N6 W16 S6 E16\$ W16 S8 E16\$ W24 S24 E26 FOP=[YR=1980] S4 E7 N4 W7\$ E37 N24\$.											

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	3.44	AC		1.00	1.00	1.00	7,500.00	7,500.00	25,800							

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 41 BENTON RD
 CRAWFORDVILLE, FL 32327

2024

00-00-074-000-10208-002

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	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	0100	SINGLE	FAMILY		
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UWS	1,500	25	2017	375	9,106
TOTALS	1,500			375	9,106

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% - 2016		26.25	9,844	2017	2017	0	0	7.50	92.50			
Heated Area: 0						HX Base Yr 2016								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <p style="color: blue; font-weight: bold;">UWS 2017</p> </div> </div>														
BLD DATE			08/14/2017			MMSR			LGL DATE			08/14/2017		
XF DATE			08/14/2017			MMSR			LAND DATE			08/14/2017		
INC DATE									AG DATE					

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
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SOH/AGL Deduction				53,598		
ASSESSED VALUE				96,998		
TOTAL EXEMPTION VALUE				96,998		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				150,596		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				147,470		
5 YR PRCL CH, N/C CARD 1, PU BLDG CARD 2, PU						
5 YR PRCL CH, CORR FLOOR						
COA PER MR LANGSTON WALK-IN 850-933-5118						
PRCL:0:2: FOR PATRICK LANGSTON						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/0022	10/13/2015	WD	U	I	37	200,000
GRANTOR: AIRHART ROBERT DOYLE						
GRANTEE: LANGSTON PATRICK RA						
0782/0031	12/19/2008	WD	Q	I	03	196,000
GRANTOR: LEDGER CHARLES C.						
GRANTEE: AIRHART ROBERT DOYL						
BUILDING NOTES						
BUILDING DIMENSIONS						
UWS=[YR=2017] W50 S30 E50 N30\$.						

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
41 BENTON RD, CRAWFORDVILLE																
TOTAL OB/XF 0																

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	