LOT 75 HS P-1-8-M-20-B
THE PINES UNIT II
5.00 AC ML IN SE COR OF

STEPHENS DONALD L/STEPHENS JUDY L
196 LONGLEAF DRIVE
CRAWFORDVILLE, FL 32327

2024

00-00-075-000-10234-008

BUILDING CHARACTERISTICS

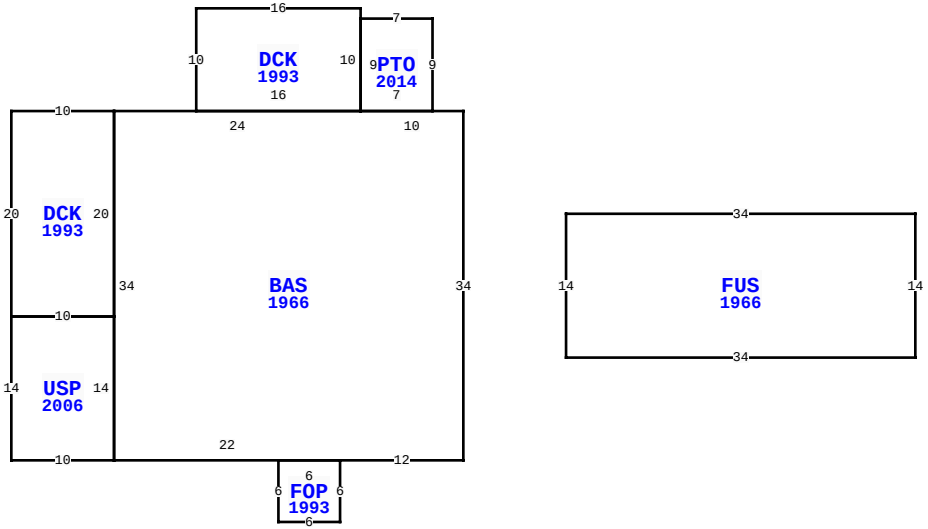
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
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	1,156	100	1966	1,156	63,792
DCK	160	10	1993	16	883
DCK	200	10	1993	20	1,103
FOP	36	30	1993	11	607
FUS	476	100	1966	476	26,267
PTO	63	5	2014	3	165
USP	140	40	2006	56	3,090
TOTALS	2,231			1,738	95,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	109.6000	104.12	180,961	1966	1976	0	0	0	47.00	53.00

1 SINGLE FAM 100% - 0 Heated Area: 1632 HX Base Yr



196 LONGLEAF DR, CRAWFORDVILLE

BLD DATE	06/14/2021	MMJS	LGL DATE	06/14/2021	MMJS
XF DATE	06/14/2021	MMJS	LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES

LN	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	0955	PRIVACY FE	0	100	0	0	128.00	LF	15.00	15.00	100	2008	2008	3	50	960	
2	0055	PORTABLE C	0	100	30	18	540.00	SF	3.00	3.00	100	2008	2008	3	34	551	
3	0700	PORT BLDG	0	100	14	10	140.00	SF	8.00	8.00	100	2021	2021	3	96	1,075	
4	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	2016	2016	3	86	602	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,909
TOTAL MARKET OB/XF VALUE		3,188
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		136,597
SOH/AGL Deduction		41,046
ASSESSED VALUE		95,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,551
TOTAL JUST VALUE		136,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,608

0635, 0131

5 YR PRCL CH DEL XFOB 0635, 0940 PU XFOB

5 YR PRCL CH, PU CORR TRAV, CORR SF XFOB LN 3

LN 1-4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0156/0034	8/17/1989	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						
0107/0275	11/01/1984	WD	U	I		47,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1966] W10 PTO=[YR=2014] E7 N9 W7 S9$ DCK=[YR=1993] N10 W16 S10 E16$ W24 S34 USP=[YR=2006] N14 W10 DCK=[YR=1993] E10 N20 W10 S20$ S14 E10$ E22 FOP=[YR=1993] W6 S6 E6 N6$ E12 PTR=E10 N10 FUS=[YR=1966] E34 N14 W34 S14$ S10 W10$ N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,188

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

REVIEW DATE 06/14/2021 BY MMJS Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 06/24/2026 BY SYS