

FAIRWINDS SUB LOT 2
 OR 358 P 171 OR 457 P 508
 OR 988 P 527 OR 1144 P 364

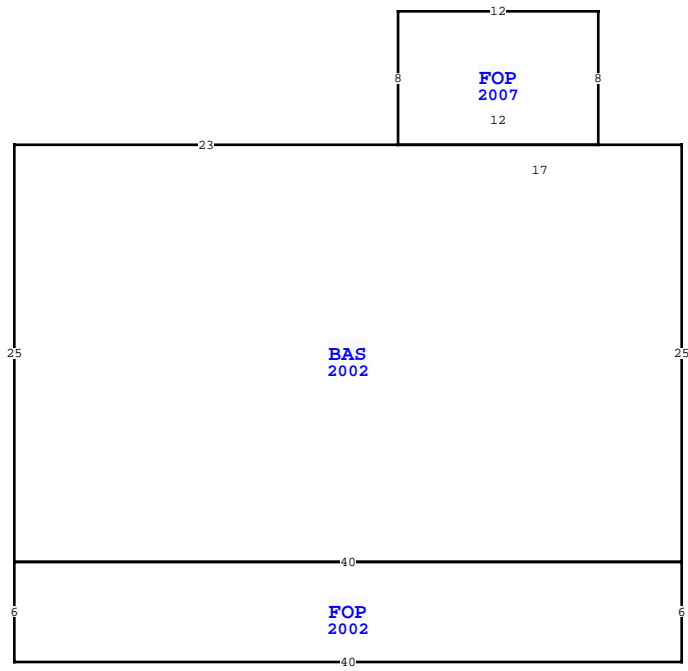
HICKS JOSHUA L
 44 WEEPING WILLOW CT
 CRAWFORDVILLE, FL 32327

2024

00-00-075-262-10242-B02

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 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
Story Height	0 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,101	100.8000	100.55	110,706	2002	2002	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1000 HX Base Yr 2024													



Quality	08 FAIR				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	2 MKT AREA 10				
NEIGHBORHOOD/LOC	262.00 1.05/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2002	1,000	79,435
FOP	240	30	2002	72	5,720
FOP	96	30	2007	29	2,304
TOTALS	1,336			1,101	87,458

BLD DATE	01/15/2020	MMAK	LGL DATE	
XF DATE	01/15/2020	MMAK	LAND DATE	01/15/2020 MMAK
INC DATE			AG DATE	

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	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2002	2002	3	20	480	
2	0211	CONCRETE W	0	100	16	3	48.00	SF	6.00	6.00	100	2002	2002	3	20	58	
3	0625	PORT WD UT	0	100	12	8	96.00	SF	6.00	6.00	100	2017	2017	3	76	438	
4	0955	PRIVACY FE	0	100	0	0	65.00	LF	15.00	15.00	100	2019	2019	3	96	936	

44 WEEPING WILLOW CT, CRAWFORDVILLE													
TOTAL OB/XF 1,912													

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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

TOTAL OB/XF 1,912													
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			87,458
TOTAL MARKET OB/XF VALUE			1,912
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			114,370
SOH/AGL Deduction			0
ASSESSED VALUE			114,370
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			64,370
TOTAL JUST VALUE			114,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,534
DC OR 1353 P 639 LARRY HICKS 5/22/22			
HICKS DECEASED 05/22/2022 PER DMV			
5 YR PRCL CH, PU XF0B LN 3 & 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000031	MECH	0	08/21/2017
29167	SFD	0	06/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/0364	3/19/2020	QC	U	I	30	100
GRANTOR: HICKS LARRY D LIFE E						
GRANTEE: HICKS JOSHUA L RE						
0988/0527	12/28/2015	WD	Q	I	01	69,000
GRANTOR: JOHNSON MICHELLE A						
GRANTEE: HICKS LARRY D						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W17 FOP=[YR=2007] E12 N8 W12 S8\$ W23 S25 E40 FOP=[YR=2002] W40 S6 E40 N6\$ N25\$.													