

FAIRWINDS SUBD LOT 7
 OR 358 P 171 OR 450 P 582
 OR 572 P 457 OR 743 P 827

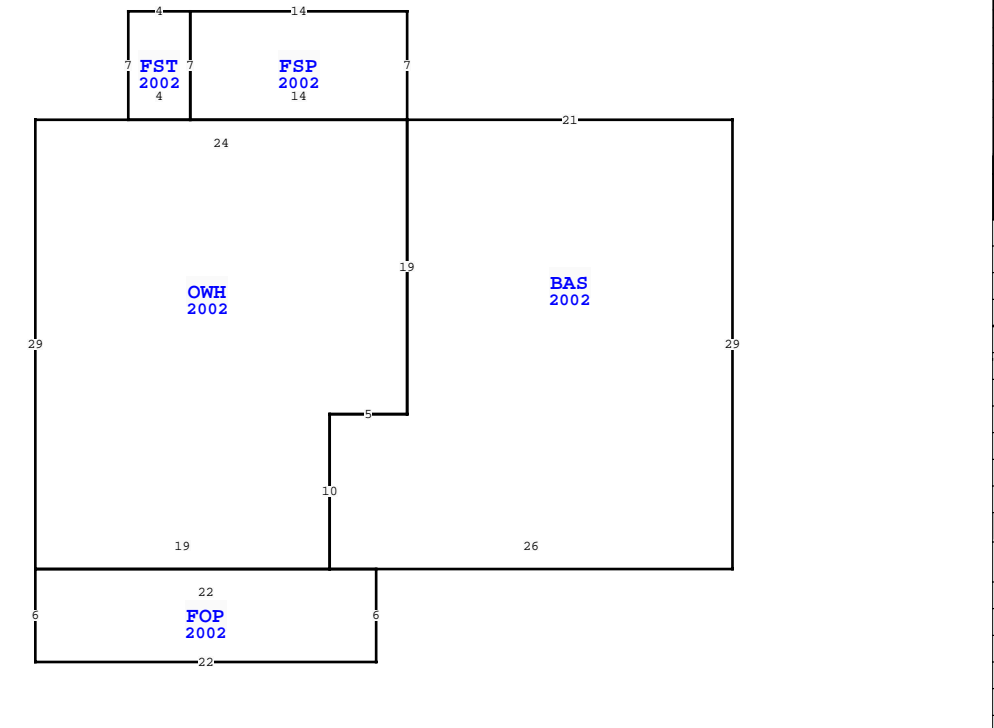
MCKENZIE JARED COLBY/MCKENZIE ELIZABETH KATHLEEN
 74 WEEPING WILLOW CT
 CRAWFORDVILLE, FL 32327

2024

00-00-075-262-10242-B07

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	1,414	109.3500	109.08	154,239	2002	2006	0	0	0	17.00	83.00		



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	659	100	2002	659	59,664
FOP	132	30	2002	40	3,621
FSP	98	55	2002	54	4,889
FST	28	55	2002	15	1,358
OWH	646	100	2002	646	58,487
TOTALS	1,563			1,414	128,018

74 WEEPING WILLOW CT, CRAWFORDVILLE													
BLD DATE	06/16/2021	LRFR	LGL DATE										
XF DATE	06/16/2021	LRFR	LAND DATE	06/16/2021 LRFR									
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	0080	4' CHAINLI	0	100	0	0	96.00	LF	13.00	13.00	100	2002	2002	3	20	250	
3	0211	CONCRETE W	0	100	36	3	108.00	SF	6.00	6.00	100	2002	2002	3	20	130	
4	0080	4' CHAINLI	0	100	0	0	92.00	LF	13.00	13.00	100	2006	2006	3	27	323	
5	0955	PRIVACY FE	0	100	0	0	225.00	LF	15.00	15.00	100	2002	2002	3	0	0	
6	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	2019	2019	3	85	1,020	
7	0625	PORT WD UT	0	100	12	8	96.00	SF	6.00	6.00	100	2019	2019	3	85	490	
8	0055	PORTABLE C	0	100	20	10	200.00	SF	3.00	3.00	100	2019	2019	3	85	510	

TOTAL OB/XF														3,203										
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							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	128,018				
TOTAL MARKET OB/XF VALUE	3,203				
TOTAL LAND VALUE - MARKET	25,000				
TOTAL MARKET VALUE	156,221				
SOH/AGL Deduction	44,534				
ASSESSED VALUE	111,687				
TOTAL EXEMPTION VALUE	50,000			HX HB	
BASE TAXABLE VALUE	61,687				
TOTAL JUST VALUE	156,221				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	157,934				
INCR EYB 2002-2006 PRMT OB21-000230					
5 YR PRCL CH N/C-LR					
5 YR PRCL CH, PU XF0B LN 6-8, DEL XF0B LN 9					
ADD HX FOR 2018					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000230	RE-ROOF-CO	0	05/03/2021		
28680	SFD	0	02/26/2002		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/0881	5/03/2017	WD	U	I	12	90,000
GRANTOR: JPMORGAN CHASE BANK						
GRANTEE: MCKENZIE JARED COLB						
0926/0720	11/14/2013	CT	U	I	11	100
GRANTOR: CLERK OF COURT / LARS						
GRANTEE: JP MORGAN CHASE BAN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W21 FSP=[YR=2002] N7 W14 S7 FST=[YR=2002] N7 W4 S7 E4\$ E14\$ OWH=[YR=2002] W24 S29 FOP=[YR=2002] S6 E22 N6 W22\$ E19 N10 E5 N19\$ S19 W5 S10 E26 N29\$.													