FAIRWINDS SUBD
LOT 18 OR 358 P 171
OR 492 P 727 OR 1044 P 586 DC

PEARCE TYLER/PEARCE MICHELLE
40 WINDY COURT
CRAWFORDVILLE, FL 32327

2024

00-00-075-262-10242-B18

BUILDING CHARACTERISTICS

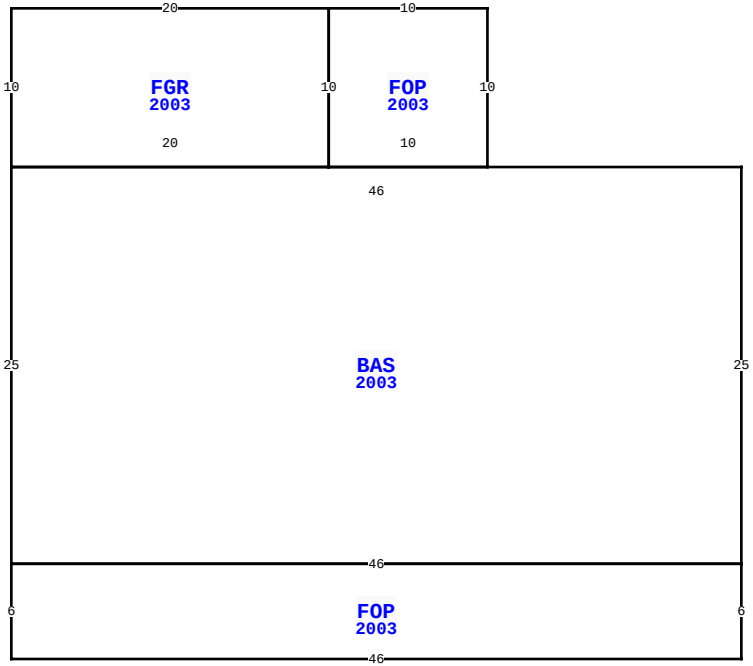
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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	1,150	100	2003	1,150	90,685
FGR	200	50	2003	100	7,886
FOP	100	30	2003	30	2,366
FOP	276	30	2003	83	6,545
TOTALS	1,726			1,363	107,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	98.8200	98.57	134,351	2003	2003	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1150 HX Base Yr 2022



40 WINDY CT, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,481
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		133,321
SOH/AGL Deduction		2,245
ASSESSED VALUE		131,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,076
TOTAL JUST VALUE		133,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,746

5 YR PRCL CH N/C-MM

MLD HX REMOVAL LETTER- SEE ABOVE NOTE

DEBORAH GREEN HAS HX 292 WAKULLA ARRAN RD

ROBER BROWN (DOD 6/16/2017) PER QUESTIONNAIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000195	REROOF-CO	0	03/04/2020
2014905	MECH	0	11/12/2014
30034	SFD	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0850	6/11/2021	WD	Q	I	01	155,000
GRANTOR: GREEN DEBORAH						
GRANTEE: PEARCE TYLER & MICH						
0492/0727	6/27/2003	WD	Q	I		97,900
GRANTOR: CREATIVE CONSTRUCTION						
GRANTEE: BROWN ROBERT M & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W46 FGR=[YR=2003] E20 N10 FOP=[YR=2003] S10 E10 N10 W10$ W20 S10$ S25 E46 FOP=[YR=2003] W46 S6 E46 N6$ N25$.

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	0210	CONCRETE D	0	100	24	19	456.00	SF	6.00	6.00	100	2003	2003	3	21	575	
2	0080	4' CHAINLI	0	100	0	0	72.00	LF	13.00	13.00	100	2003	2003	3	21	197	
3	0211	CONCRETE W	0	100	18	3	54.00	SF	6.00	6.00	100	2003	2003	3	21	68	

LAND DESCRIPTION

TOTAL OB/XF 840

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

REVIEW DATE 01/15/2020 BY MMFR Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 04/01/2026 BY SYS