LOT 76 HS P-14-11-M-20C
IN E 1/2 OF LOT 76 HS
OR 60 P 625 OR 92 P 629

OPTIONS REAL ESTATE SERVICES OF NORTH FLORIDA LLC
3051 WATERFORD DRIVE
TALLAHASSEE, FL 32327

2024

00-00-076-000-10265-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

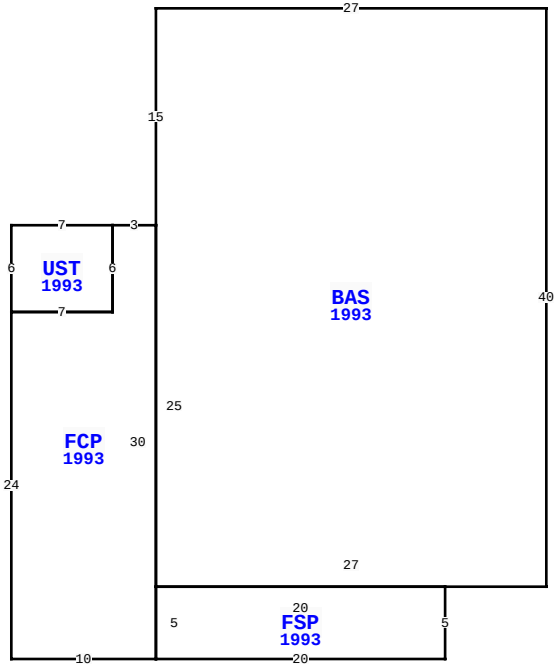
MAP NUM: 3 MKT AREA: 10
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	112,973
FCP	258	25	1993	64	6,695
FSP	100	55	1993	55	5,753
UST	42	45	1993	19	1,987
TOTALS	1,480			1,218	127,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	121.0000	114.95	140,009	1977	2014	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2024 Heated Area: 1080 HX Base Yr



137 HICKORY AVE, CRAWFORDVILLE

BLD DATE	12/07/2015	MMSR	LGL DATE		
XF DATE	12/07/2015	MMSR	LAND DATE	12/07/2015	MMSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,408
TOTAL MARKET OB/XF VALUE	728
TOTAL LAND VALUE - MARKET	8,500
TOTAL MARKET VALUE	136,636
SOH/AGL Deduction	0
ASSESSED VALUE	136,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,636
TOTAL JUST VALUE	136,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,332

5 YR PRCL CK, CHG EYB ON HOME & XFOB, GATE LOCKED
REROOF CC B23-1084 INCR EYB 1977-1981
FR 5 YR CK, PU XFOB.
ADD HX FOR 2020-JOHNSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001084	RE-ROOF-CC		10/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0152	5/08/2024	WD	Q	I	01	160,000
GRANTOR: JOHNSON JOHN ALBERT I						
GRANTEE: OPTIONS REAL ESTATE						
1343/0245	12/18/2023	QC	U	I	11	100
GRANTOR: DUCKER EVANGELINA						
GRANTEE: JOHNSON JOHN ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S15 FCP=[YR=1993] W3 UST=[YR=1993] W7 S6 E7N6$ S6 W7 S24 E10 FSP=[YR=1993] E20 N5 W20S5$ N30 $ S25 E27 N40$.

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	0080	4' CHAINLI	0	0	0	0	280.00	LF	13.00	13.00	100	2002	2002	3	20	728	
2	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2018	2018	3	90	0	

LAND DESCRIPTION

TOTAL OB/XF 728

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 04/16/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 8,500 Market: 0 Agricultural: 0 Common: 8,500 PRINTED 04/08/2026 BY SYS