RIDGELAND PLACE LOT 4
OR 273 P 560 OR 280 P 583
OR 430 P 177 OR 445 P 840

DICKEN JAMES A/GRAHAM BARBARA A
24 HUMMINGBIRD LN
CRAWFORDVILLE, FL 32327

**2024**

**00-00-076-181-10250-B04**

## BUILDING CHARACTERISTICS

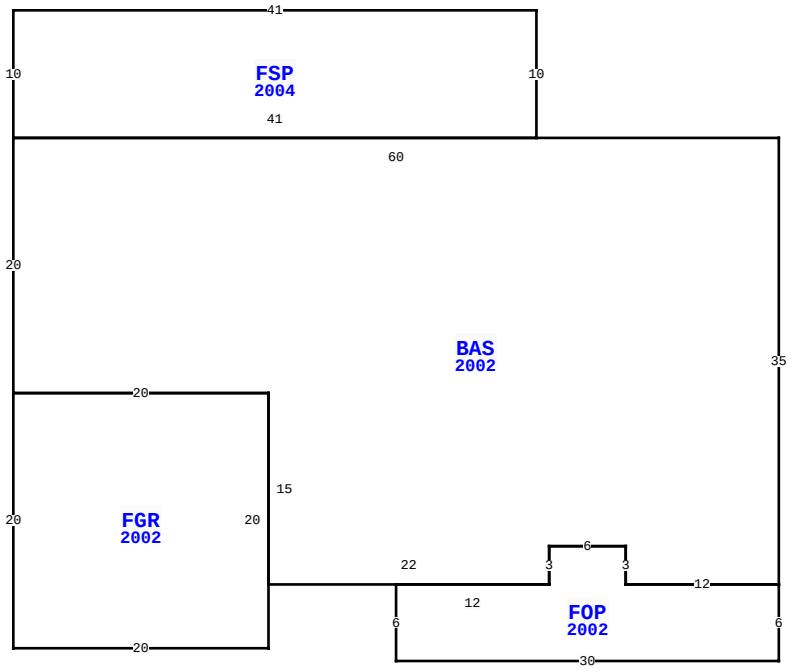
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 13 | GOOD 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | 3 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 181.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | 2002 | 1,782 | 207,947 |
| FGR | 400 | 50 | 2002 | 200 | 23,339 |
| FOP | 198 | 30 | 2002 | 59 | 6,885 |
| FSP | 410 | 55 | 2004 | 226 | 26,373 |
| TOTALS | 2,790 | | | 2,267 | 264,542 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,267 | 133.5150 | 126.84 | 287,546 | 2002 | 2015 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1782 HX Base Yr 2023




24 HUMMINGBIRD LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2021 MMJS | LGL DATE | |
| XF DATE | 03/03/2021 MMJS | LAND DATE | 03/03/2021 MMJS |
| 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 | | 264,542 |
| TOTAL MARKET OB/XF VALUE | | 23,743 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 328,285 |
| SOH/AGL Deduction | | 27,830 |
| ASSESSED VALUE | | 300,455 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 250,455 |
| TOTAL JUST VALUE | | 328,285 |
| NCON VALUE | | 2,310 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 289,461 |

5 YR PRCL CH, CHG EYB FROM 2002 TO 2006 REROOF
FR PRMT CK CHG UNIT ON XFOB, PU XFOBS 7/5/2023
INCR EYB 2002-2004 HVAC-CC 12-2022
5 YR PRCL CH, DEL XFOB 0211 PU 0605

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-000140 | SHED-CC | 0 | 02/22/2023 |
| 22000581 | HVAC-CC | 0 | 10/12/2022 |
| 18000769 | REROOF-CO | 0 | 07/24/2018 |
| 32145 | IN GRND POOL | 0 | 07/26/2004 |
| 28527 | SFD | 0 | 01/08/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1286/0365 | 9/27/2022 | WD | Q | I | 01 | 342,500 |
| GRANTOR: WALKER PENNY R | | | | | | |
| GRANTEE: DICKEN JAMES A & GR | | | | | | |
| 1073/0625 | 5/17/2018 | WD | Q | I | 01 | 219,900 |
| GRANTOR: LONGANECKER MICHAEL C | | | | | | |
| GRANTEE: WALKER PENNY R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W60 FSP=[YR=2004] E41 N10 W41 S10$ S20 E20
FGR=[YR=2002] W20 S20 E20 N20$ S15 E22 N3 E6 S3 E12
FOP=[YR=2002] W12 N3 W6 S3 W12 S6 E30 N6$ N35$.

## 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 | 0 | 0 | 1,582.00 | SF | 6.00 | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 1,898 | |
| 2 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2002 | 2002 | 3 | 59 | 767 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 141.00 | LF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 0 | 0 | |
| 4 | 0815 | SCREEN POO | 0 | 100 | 41 | 24 | 984.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 62 | 9,151 | |
| 5 | 0220 | POOL VINYL | 0 | 100 | 28 | 14 | 392.00 | SF | 60.00 | 60.00 | 100 | 2004 | 2004 | 3 | 40 | 9,408 | |
| 6 | 0211 | CONCRETE W | 0 | 100 | 58 | 3 | 174.00 | SF | 6.00 | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 209 | |
| 9 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 154.00 | LF | 15.00 | 15.00 | 100 | 2024 | 2023 | AV | 100 | 2,310 | |
| 10 | 0700 | PORT BLDG | 0 | 100 | 12 | 28 | 336.00 | SF | 0.00 | 0.00 | 100 | 2024 | 2023 | AV | 98 | 0 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,743

| 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 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 03/27/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS