

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

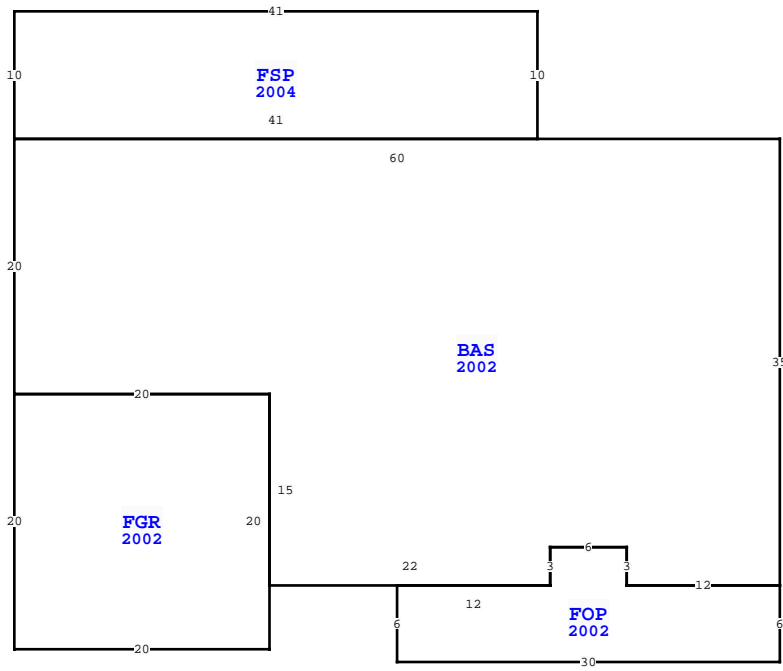
2024

00-00-076-181-10250-B04



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												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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						

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	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	

TOTAL OB/XF																								
23,743																								
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	40,000.00	40,000.00	40,000							

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\$.												