

RIDGELAND PLACE LOT 12
 OR 273 P 560 OR 304 P 686
 OR 306 P 26 OR 319 P 460

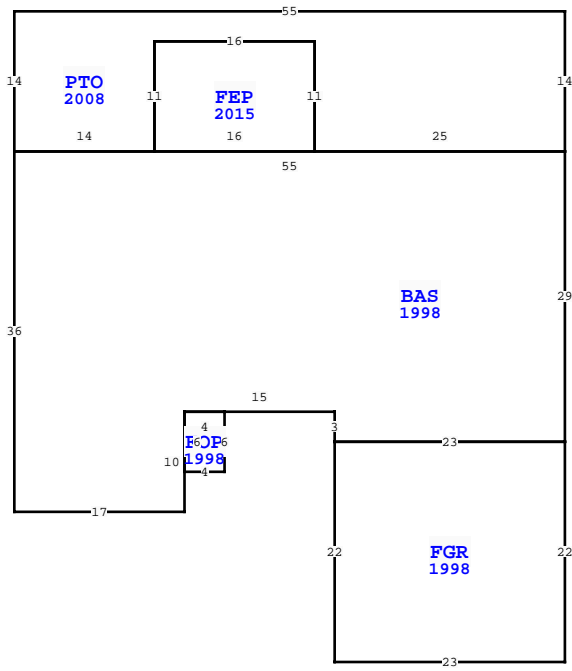
CASSADY MICHAEL DAVID/CASSADY RITA ANN
 66 HUMMINGBIRD LN
 CRAWFORDVILLE, FL 32327

2024

00-00-076-181-10250-B12

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	60	
Exterior Wall	19	COMMON	BRK	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Units		0	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	1,669	100	1998	1,669	182,047
FEP	176	80	2015	141	15,380
FGR	506	50	1998	253	27,596
FOP	24	30	1998	7	764
PTO	594	5	2008	30	3,272
TOTALS	2,969			2,100	229,058

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
Heated Area: 1810						HX Base Yr 2016					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		229,058				
TOTAL MARKET OB/XF VALUE		59,676				
TOTAL LAND VALUE - MARKET		40,000				
TOTAL MARKET VALUE		328,734				
SOH/AGL Deduction		137,743				
ASSESSED VALUE		190,991				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		140,991				
TOTAL JUST VALUE		328,734				
NCON VALUE		768				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		252,445				
COR POS DEMO TO NEWC						
5 YR PRCL CK, CH EYB FROM 1997-2005						
VERIFIED 5YR CK; CORRECTED YR ON LN 9						
5 YR PRCL CH, ADDED SOLAR, LN 9						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN21-00005	SOLAR PANELS-CC	0	05/05/2021			
15000933	SCREEN RM-CC	0	10/28/2015			
15000850	RE-ROOF-CC	0	09/15/2015			
2008142	GAS TANK-POOL HEA	0	02/19/2008			
200849	POOL	0	01/18/2008			
22302	N/A	0	05/22/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0562	4/22/2015	WD	Q	I	01	183,000
GRANTOR: WELLS JOHN W & MOLLIE						
GRANTEE: CASSADY MICHAEL DAV						
0448/0813	7/08/2002	WD	Q	I		137,000
GRANTOR: CAMPBELL OTIS D & RON						
GRANTEE: WELLS JOHN W & MOLL						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2008] W5 S14 E14 N11 E16 S11 FEP=[YR=2015] N11 W16 S11 E16 S E25 BAS=[YR=1998] W5 S36 E17 N10 FOP=[YR=1998] S6 E4 N6 W4 S E15 S3 E23 FGR=[YR=1998] W23 S22 E23 N22 S N29 S N14 S.						

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	90	12	SF	6.00	6.00	100	1997	1997	3	20	1,296		
3	0220	POOL VINYL	0	100	40	20	SF	60.00	60.00	100	2008	2008	3	100	48,000		
4	0180	JACUZZI BU	0	100	0	0	UT	6,000.00	6,000.00	100	2008	2008	3	34	2,040		
5	0211	CONCRETE W	0	100	64	3	SF	6.00	6.00	100	1997	1997	3	20	230		
6	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2008	2008	3	50	2,985		
7	0700	PORT BLDG	0	100	16	12	SF	6.00	6.00	100	2007	2007	3	68	783		
8	0211	CONCRETE W	0	100	0	0	SF	6.00	6.00	100	2008	2008	3	34	3,574		
9	1450	SOLAR PANE	0	100	0	0	UT	0.00	0.00	100	2021	2021	3	93	0		
11	0640	LEAN-TO	0	100	12	8	SF	8.00	8.00	100	2024	2023		100	768		
TOTALS												2,969		2,100	229,058		

LAND DESCRIPTION												TOTAL OB/XF												
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							