

RIDGELAND PLACE LOT 13
 OR 273 P 560 OR 379 P 730
 OR 392 P 44 OR 644 P 134

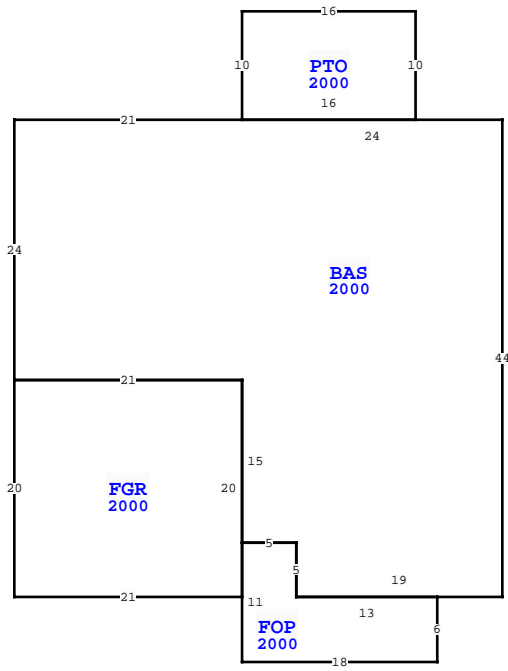
CRINGAN DAVID/CRINGAN ANGELA
 74 HUMMINGBIRD LN
 CRAWFORDVILLE, FL 32327

2024

00-00-076-181-10250-B13

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
19	COMMON BRK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 90				
11	CLAY TILE 10				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
0	0 100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
181.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100	2000	1,535	156,916
FGR	420	50	2000	210	21,468
FOP	133	30	2000	40	4,089
PTO	160	5	2000	8	818
TOTALS	2,248			1,793	183,290

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,793	120.9000	114.86	205,944	2000	2012	0	0	11.00	89.00		
1 SINGLE FAM 0% - 0 Heated Area: 1535 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		183,290	
TOTAL MARKET OB/XF VALUE		2,836	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		226,126	
SOH/AGL Deduction		9,282	
ASSESSED VALUE		216,844	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,844	
TOTAL JUST VALUE		226,126	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		202,816	
5 YR PRCL CK, CHG EYB FROM 2000-2008 HVAC, RE-ROO			
5 YR PRCL CH, N/C			
XFOB LN 3-5			
PU CORR TRAV, PU CORR DIMENS XFOB LN 2, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
026432	SFD	0	04/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0977/0027	7/31/2015	WD Q	Q	I	01	120,000
GRANTOR: GRAHAM SARA M AN UN-R						
GRANTEE: CRINGAN DAVID & ANG						
0644/0134	3/03/2006	WD Q	Q	I		199,900
GRANTOR: GALLAWAY CRAIG M						
GRANTEE: MATUSZCAK STANLEY 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			
2	0210	CONCRETE D	0	0	57	17			969.00	SF	6.00	6.00	100	2000	2000	3	20	1,163	
3	0211	CONCRETE W	0	0	0	0			39.00	SF	6.00	6.00	100	2000	2000	3	20	47	
4	0955	PRIVACY FE	0	0	0	0			277.00	LF	15.00	15.00	100	2004	2004	3	10	416	
5	0700	PORT BLDG	0	0	20	12			240.00	SF	6.00	6.00	100	2015	2015	3	84	1,210	

BUILDING NOTES			
74 HUMMINGBIRD LN, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2000] W24 PTO=[YR=2000] E16 N10 W16 S10\$ W21 S24 FGR=[YR=2000] S20 E21 N20 W21\$ E21 S15 E5 FOP=[YR=2000] W5 S11 E18 N6 W13 N5\$ S5 E19 N44\$.			

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							