OLD ARRAN TRACE LOT 1
OR 244 P 266
OR 319 P 48

KELLY CRANSTON P/KELLY LINDA C
464 WAKULLA-ARRAN RD
CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-001

BUILDING CHARACTERISTICS

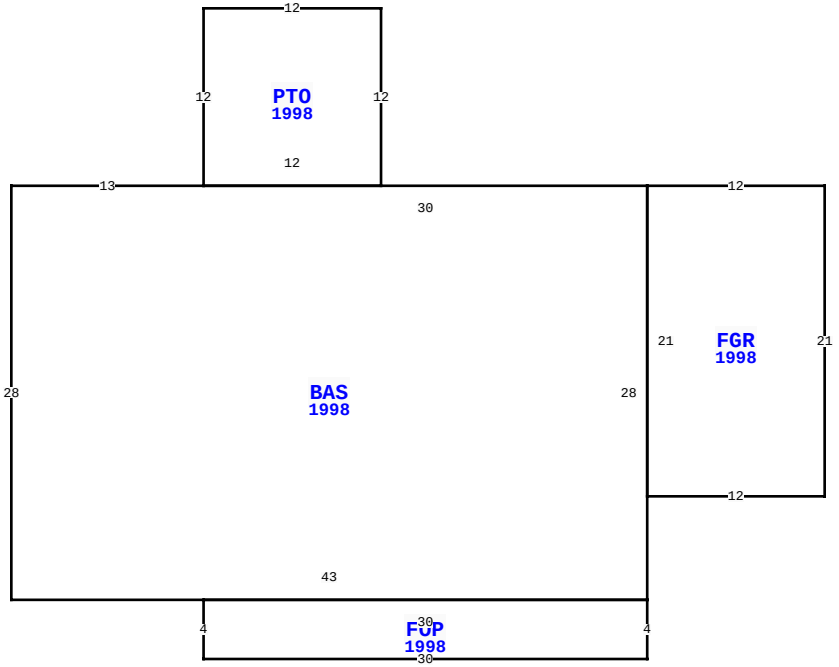
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1998	1,204	100,804
FGR	252	50	1998	126	10,549
FOP	120	30	1998	36	3,014
PTO	144	5	1998	7	586
TOTALS	1,720			1,373	114,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	119.1000	113.14	155,341	1997	1997	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 0 Heated Area: 1204 HX Base Yr



BLD DATE	01/13/2020	MMAK	LGL DATE
XF DATE	01/13/2020	MMAK	LAND DATE 02/15/2012 JBBH
INC DATE			AG DATE

464 WAKULLA ARRAN RD, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,952
TOTAL MARKET OB/XF VALUE		3,643
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		158,595
SOH/AGL Deduction		54,217
ASSESSED VALUE		104,378
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,378
TOTAL JUST VALUE		158,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,325

5 YR PRCL CH, CHG FLOR, PU XFOB LN 5
CORR TRAV, PU XFOB LN 2-4, DEL XFOB LN 5
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU
LAND VAL CHG PER DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000402	REROOF-CO	0	10/05/2018
18000402	REROOF	0	10/05/2018
22524	N/A	0	07/22/1997
21528	N/A	0	10/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0319/0048	2/17/1998	WD	Q	I		93,500
GRANTOR:						
GRANTEE:						
0274/0266	4/29/1996	WD	U	V		365,400
GRANTOR: GENE CUTCHIN CONSTRUC						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W12 BAS=[YR=1998] W30 PTO=[YR=1998] E12 N12 W12 S12$ W13 S28 E43 FOP=[YR=1998] W30 S4 E30 N4$ N28$ S21 E12 N21$.

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	12	80	960.00	SF	6.00	6.00	100	1997	1997	3	20	1,152	
2	0211	CONCRETE W	0	100	34	3	102.00	SF	6.00	6.00	100	1998	1998	3	20	122	
3	0955	PRIVACY FE	0	100	0	0	128.00	LF	15.00	15.00	100	1998	1998	3	0	0	
4	0700	PORT BLDG	0	100	32	12	384.00	SF	8.00	8.00	100	2010	2010	3	74	2,273	
5	0210	CONCRETE D	0	100	0	0	80.00	SF	6.00	6.00	100	1999	1999	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 3,643

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 01/13/2020 BY MMAK Total Acres: 0.73 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS