OLD ARRAN TRACE LOT 2
OR 273 P 584
OR 372 P 880 OR 404 P 76

LEE ADRIENNE D
472 WAKULLA ARRAN RD
CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

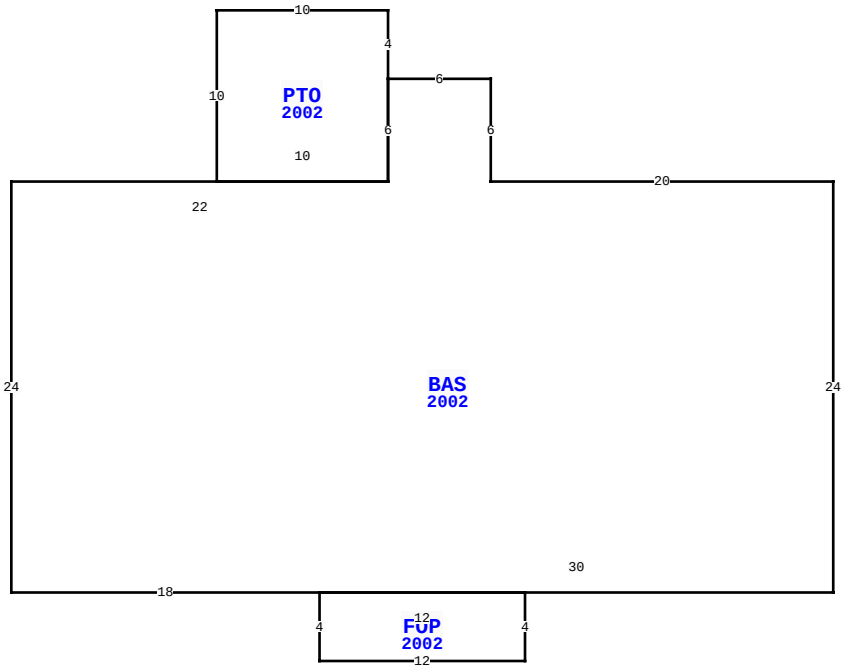
MAP NUM: 5 | MKT AREA: 10
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2002	1,188	103,978
FOP	48	30	2002	14	1,225
PTO	100	5	2002	5	437
TOTALS	1,336			1,207	105,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,207	111.0000	105.45	127,278	2002	2006	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 0 Heated Area: 1188 HX Base Yr



472 WAKULLA ARRAN RD, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,641
TOTAL MARKET OB/XF VALUE	4,182
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	149,823
SOH/AGL Deduction	45,240
ASSESSED VALUE	104,583
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	54,583
TOTAL JUST VALUE	149,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,388

5 YR PRCL CH N/C-MM
R190043,44,45,46 TO ADD HX
CORRECTION ISSUED 2016, 2017, 2018 AND 2019
LATE FILE APPROVAL MAILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001026	ROOF OVER-CC	0	10/27/2021
29138	SFD	0	06/17/2002
21529	N/A	0	10/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0456/0815	9/16/2002	WD	Q	I		82,000
GRANTOR: BANK CEDRIC DBA CV CP						
GRANTEE: LEE ADRIENNE D						
0404/0076	4/03/2001	WD	U	V		9,000
GRANTOR: SALT MARSH PROPERTIES						
GRANTEE: BANK CEDRIC DBA CV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 N6 W6 PTO=[YR=2002] N4 W10 S10 E10 N6 $ S6 W22 S24 E18 FOP=[YR=2002] S4 E12 N4 W12 $ E30 N24 $.

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	83	10	830.00	SF	6.00	6.00	100	2002	2002	3	20	996	
2	0211	CONCRETE W	0	100	24	4	96.00	SF	6.00	6.00	100	2002	2002	3	20	115	
3	0955	PRIVACY FE	0	100	0	0	315.00	LF	15.00	15.00	100	2011	2011	3	65	3,071	

LAND DESCRIPTION

TOTAL OB/XF 4,182

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 MMFR Total Acres: 0.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS