

OLD ARRAN TRACE LOT 4
 OR 273 P 584 OR 316 P 675
 OR 329 P 74 OR 496 P 164

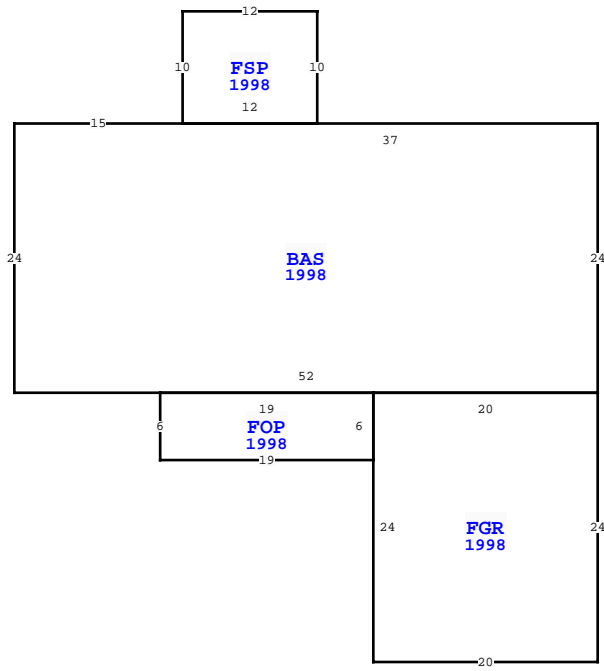
WILKINS ALBERT JR/WILKINS JENNIFER
 6 BIRCH CT
 CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-004

ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 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 Floor	08		SHT VINYL	50	
Interior Floor	12		HARDWOOD	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	1,248	100	1998	1,248	102,707
FGR	480	50	1998	240	19,751
FOP	114	30	1998	34	2,798
FSP	120	55	1998	66	5,432
TOTALS	1,962			1,588	130,688

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%	- 2022								
Heated Area: 1248						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		130,688	
TOTAL MARKET OB/XF VALUE		982	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		171,670	
SOH/AGL Deduction		3,533	
ASSESSED VALUE		168,137	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		113,137	
TOTAL JUST VALUE		171,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,362	
INCR EYB 2000-2000 PRMT OB21-000300			
5 YR PRCL CH, CHG FLOR			
LN 2			
CORR TRAV, PU CORR DIMENS XFOB LN 1, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000300	MECH-CO	0	06/04/2021
17001009	REROOF-CO	0	07/24/2017
023224	PORCH	0	02/12/1998
023079	SFD	0	01/05/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/0542	5/12/2021	WD Q	Q	I	01	185,000
GRANTOR: CURRY DAVID & ELIZABE						
GRANTEE: WILKINS ALBERT JR &						
0926/0653	10/25/2013	WD U	U	I	11	120,000
GRANTOR: COTRONEO ANN M						
GRANTEE: CURRY DAVID						

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	74	10		6.00	100	1998	1998	3	20	888	
2	0211	CONCRETE W	0	100	26	3		6.00	100	1998	1998	3	20	94	

TOTAL OB/XF											
6 BIRCH CT, CRAWFORDVILLE											
BLD DATE	XF DATE	INC DATE	MMAK	LGL DATE	LAND DATE	AG DATE					
01/13/2020	01/13/2020			02/15/2012	JBBH						

BUILDING NOTES											
BAS=[YR=1998] W37 FSP=[YR=1998] E12 N10 W12 S10\$ W15 S24 E52											
FGR=[YR=1998] W20 FOP=[YR=1998] W19 S6 E19 N6\$ S24 E20 N24\$ N24\$.											

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	DPHT 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							