

OLD ARRAN TRACE LOT 11  
 OR 273 P 584  
 OR 372 P 880 OR 582 P 497

BELL DENNIS J/CAMPBELL KELLI  
 157 SHADOW OAK CIRCLE  
 CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-011



ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	20		FACE	BRICK 50	
Exterior Wall	30		VINYL	50	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	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	183.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	2006	1,521	147,515
DCK	200	10	2018	20	1,940
FGR	546	50	2006	273	26,477
FOP	100	30	2006	30	2,910
FOP	110	30	2006	33	3,200
TOTALS	2,477			1,877	182,041

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%	- 2013									
Heated Area: 1521						HX Base Yr 2013						
BLD DATE	09/12/2018		RTSR	LGL DATE	02/15/2012		JBBH					
XF DATE	09/12/2018		RTSR	LAND DATE								
INC DATE				AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			182,041
TOTAL MARKET OB/XF VALUE			7,981
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			230,022
SOH/AGL Deduction			73,471
ASSESSED VALUE			156,551
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			106,551
TOTAL JUST VALUE			230,022
NCON VALUE			4,940
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,316
FR 5YR CK 8/4/23; DEMO/PU XFOB LH			
5 YR PRCL CH, PU CORR TRAV			
CORR DIMENS XFOB LN 1 & 2, PU XFOB LN 3-4			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-00046	RE-ROOF/SHINGLES-		01/25/2024
18000643	DECK	0	06/28/2018
20051292	SFD - CO 8/16/6	0	08/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0884/0269	7/06/2012	WD Q	Q	I	01	147,500
GRANTOR: HALE KESZIE FKA COX K						
GRANTEE: BELL DENNIS J & KEL						
0582/0497	3/08/2005	WD Q	Q	V	01	15,000
GRANTOR: SALT MARSH PROPERTIES						
GRANTEE: COX						

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 62 16	992.00	SF	6.00	6.00	100	2006	2006	3	27	1,607	
2	0211	CONCRETE W	0	100 43 3	129.00	SF	6.00	6.00	100	2006	2006	3	27	209	
3	0210	CONCRETE D	0	100 28 27	756.00	SF	6.00	6.00	100	2006	2006	3	27	1,225	
5	0100	6" CHAINLI	0	100 0 0	260.00	LF	19.00	19.00	100	2024	2023	AV	100	4,940	
TOTALS															

BUILDING NOTES			
157 SHADOW OAK CIR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2006] W12 S5 DCK=[YR=2018] N10 W20 S10 E20\$			
FOP=[YR=2006] W20 S5 E20 N5\$ S5 W20 N5 W29 S17 FGR=[YR=2006] S26 E21 N26 W21\$ E21 S12 E7 S2 FOP=[YR=2006] S5 E22 N5 W22\$ E22 N2 E11 N34\$.			

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							