

OLD ARRAN TRACE LOT 13  
 OR 273 P 584 OR 372 P 880  
 OR 550 P 847 OR 674 P 893

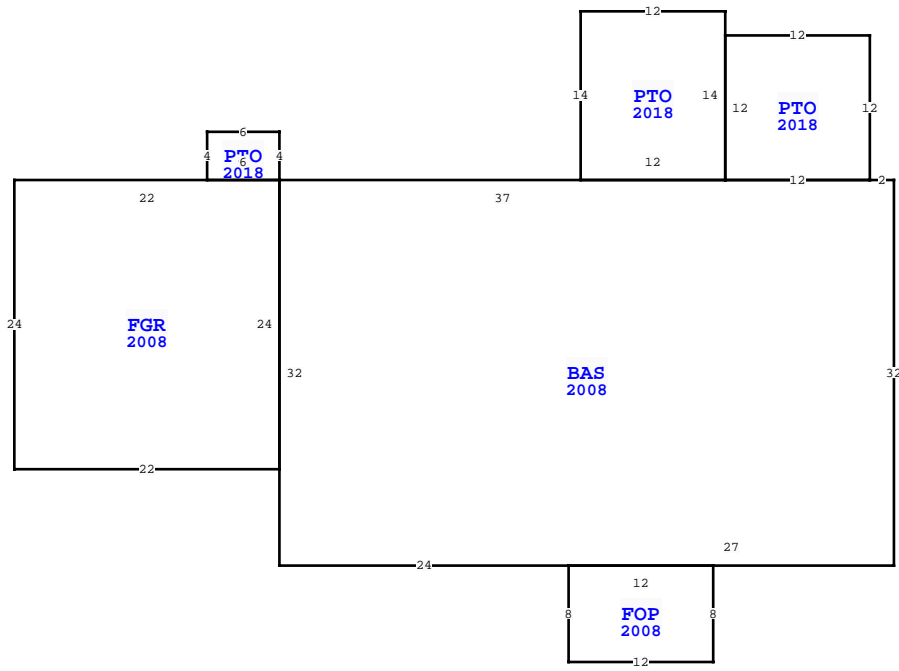
KELLEY CHARLENE E/KELLEY JEFFERY K  
 139 SHADOW OAK CIR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-183-10244-013

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
183.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2008	1,632	147,598
FGR	528	50	2008	264	23,877
FOP	96	30	2008	29	2,623
PTO	24	5	2018	1	90
PTO	144	5	2018	7	633
PTO	168	5	2018	8	723
TOTALS	2,592			1,941	175,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,941	112.0000	106.40	206,522	2008	2008	0	0	15.00	85.00
1 SINGLE FAM 100% - 2018 Heated Area: 1632 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,544	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		218,519	
SOH/AGL Deduction		44,032	
ASSESSED VALUE		174,487	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		124,487	
TOTAL JUST VALUE		218,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,112	
5 YR PRCL CH, PU TRAV			
5 YR PRCL CH, PU FNDN			
PU SFD,XFOB# 1-2,POWER 2/22/8;5 YR PRCL CK			
PRMT 2007547,SFD-CO ISSUED 3/19/2008			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000423	RE-ROOF-CO	0	09/10/2020
2007547	SFD-CO	0	04/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/0153	8/28/2017	WD	Q	I	01	159,900
GRANTOR: BRAY RICH A						
GRANTEE: KELLEY CHARLENE E &						
0989/0653	1/15/2016	QC	U	I	30	100
GRANTOR: MYSTIC POND, LLC						
GRANTEE: BRAY RICH A						

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 84 16	1,344.00	SF	6.00	6.00	100	2008	2008	3	34	2,742	
2	0211	CONCRETE W	0	100 38 3	114.00	SF	6.00	6.00	100	2008	2008	3	34	233	

BLD DATE		12/04/2019	FRAK	LGL DATE	02/15/2012	JBBH
XF DATE		12/04/2019	FRAK <td colspan="2">LAND DATE</td> <td></td>	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W2 PTO=[YR=2018] N12 W12 S12 E12\$ W12 PTO=[YR=2018] N14 W12 S14 E12\$ W37 PTO=[YR=2018] N4 W6 S4 E6\$ FGR=[YR=2008] W22 S24 E22 N24\$ S32 E24 FOP=[YR=2008] S8 E12 N8 W12 \$ E27 N32\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 2,975																								
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							