

OLD ARRAN TRACE LOT 17  
 OR 276 P 70 OR 500 P 395  
 OR 994 P 857 OR 1227 P 296

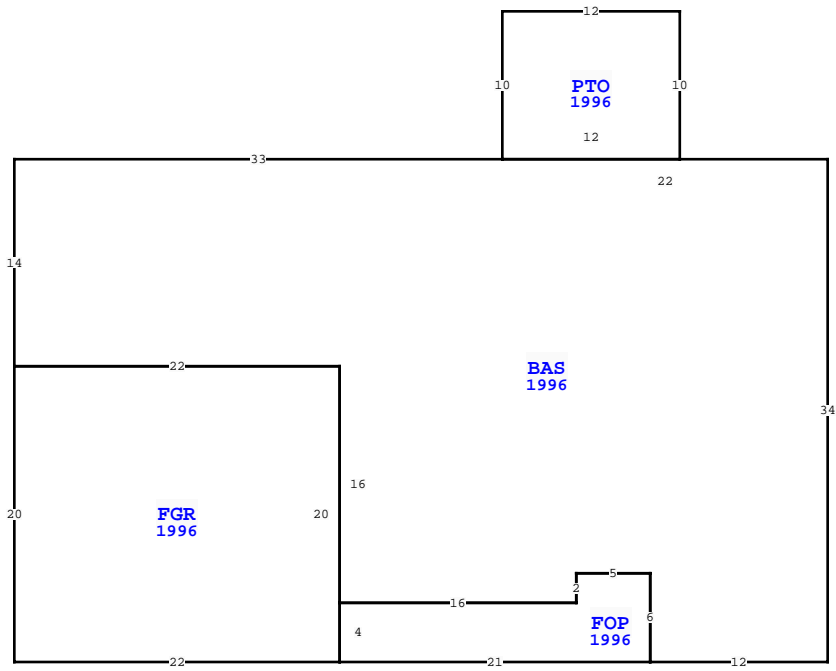
ACHENS MIRIAM P/ACHENS GEORGE W  
 117 SHADOW OAK CIR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-183-10244-017

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
20	FACE BRICK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,336	100	1996	1,336	116,883
FGR	440	50	1996	220	19,247
FOP	94	30	1996	28	2,449
PTO	120	5	1996	6	525
TOTALS	1,990			1,590	139,105

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,590	119.6000	113.62	180,656	1996	2000	0	0	23.00	77.00
1 SINGLE FAM 100% - 2004 Heated Area: 1336 HX Base Yr 2004											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				139,105		
TOTAL MARKET OB/XF VALUE				3,387		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				182,492		
SOH/AGL Deduction				132,195		
ASSESSED VALUE				50,297		
TOTAL EXEMPTION VALUE				HX HB 25,297		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				182,492		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				177,220		
FR PRMT CK INCR EYB 1996-2000 NEW WINDOWS 10/16/2						
LN 4						
5 YR PRCL CH, CHG UT XFOB LN 1, CHG CODE XFOB						
DOES NOT WARRANT 100% FUNC)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23000326	WINDOWS-CC	0	07/05/2023			
17000400	REROOF	0	03/23/2017			
20929	N/A	0	03/07/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/0296	9/07/2021	QC	U	I	11	100
GRANTOR: ACHENS GEORGE W						
GRANTEE: ACHENS MIRIAM P & G						
0994/0857	3/02/2016	QC	U	I	30	1,500
GRANTOR: CONWAY JODI N A/K/A J						
GRANTEE: ACHENS GEORGE W						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1996] W22 PTO=[YR=1996] E12 N10 W12 S10\$ W33 S14 E22						
FGR=[YR=1996] W22 S20 E22 N20\$ S16 E16 N2 E5 S6						
FOP=[YR=1996] N6 W5 S2 W16 S4 E21 \$ E12 N34\$.						

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	20	55	1,100.00	SF	6.00	6.00	100	1996	1996	3	20	1,320	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
3	0955	PRIVACY FE	0	100	0	0	26.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0625	PORT WD UT	0	100	10	10	100.00	SF	6.00	6.00	100	2003	2003	3	21	126	
5	0080	4' CHAINLI	0	100	0	0	300.00	LF	13.00	13.00	100	2003	2003	3	21	819	
6	0211	CONCRETE W	0	100	32	3	96.00	SF	6.00	6.00	100	1996	1996	3	20	115	
TOTALS															3,387		

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							