OLD ARRAN TRACE LOT 18
OR 274 P 266
OR 324 P 681 OR 455 P 765

BRAVERMAN KENNETH S/ANDERSON BOBBIE JOE
113 SHADOW OAK CIR
CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-018

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 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

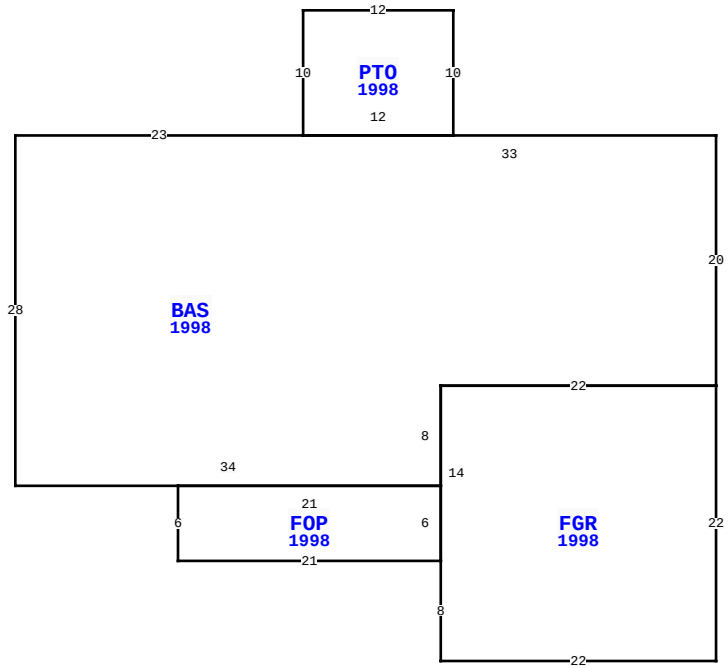
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	183.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1998	1,392	113,618
FGR	484	50	1998	242	19,753
FOP	126	30	1998	38	3,101
PTO	120	5	1998	6	490
TOTALS	2,122			1,678	136,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	116.1000	110.30	185,083	1997	1997	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2003 Heated Area: 1392 HX Base Yr 2003



113 SHADOW OAK CIR, CRAWFORDVILLE

BLD DATE	12/04/2019	FRAK	LGL DATE	
XF DATE	12/04/2019	FRAK	LAND DATE	02/15/2012 JBBH
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,961
TOTAL MARKET OB/XF VALUE		2,201
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		179,162
SOH/AGL Deduction		54,041
ASSESSED VALUE		125,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,121
TOTAL JUST VALUE		179,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,058

5 YR PRCL CH, CHG UT XFOB LN 1
LN 3-4
QUAL, PU CORR TRAV, CORR YR XFOB LN 1 & 2, PU
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, FLOOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000657	REROOF-CO	0	06/18/2018
22398	N/A	0	06/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0455/0768	9/05/2002	WD	Q	I		116,000
GRANTOR: MORROW HAROLD A II &						
GRANTEE:						
0455/0765	9/05/2002	WD	Q	I		116,000
GRANTOR: MORROW HAROLD A II &						
GRANTEE: BRAVERMAN KENNETH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W33 PTO=[YR=1998] E12 N10 W12 S10$ W23 S28 E34 N8 E22 FGR=[YR=1998] W22 S14 FOP=[YR=1998] N6 W21 S6 E21$ S8 E22 N22$ N20$.

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	16	50	800.00	SF	6.00	6.00	100	1998	1998	3	20	960	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1998	1998	3	55	715	
3	0211	CONCRETE W	0	100	18	6	108.00	SF	6.00	6.00	100	1998	1998	3	20	130	
4	0080	4' CHAINLI	0	100	0	0	145.00	LF	13.00	13.00	100	2003	2003	3	21	396	

LAND DESCRIPTION

TOTAL OB/XF 2,201

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 12/04/2019 BY FRAK Total Acres: 0.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 05/20/2026 BY SYS