OLD ARRAN TRACE LOT 26
OR 274 P 266 OR 290 P 869
OR 441 P 298 OR 539 P 209

BEAM CLINTON/BEAM RACHEL
58 SHADOW OAK CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-026

BUILDING CHARACTERISTICS

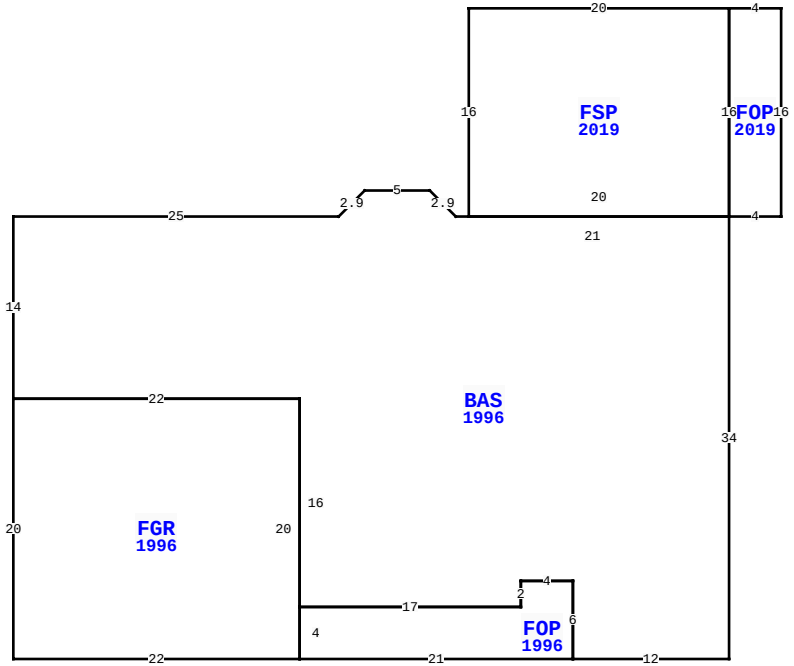
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR 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	1,352	100	1996	1,352	115,109
FGR	440	50	1996	220	18,731
FOP	92	30	1996	28	2,384
FOP	64	30	2019	19	1,618
FSP	320	55	2019	176	14,985
TOTALS	2,268			1,795	152,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	119.5000	113.52	203,768	1996	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2013 Heated Area: 1352 HX Base Yr 2013



58 SHADOW OAK CIR, CRAWFORDVILLE

BLD DATE	08/07/2019	FRSR	LGL DATE		
XF DATE	08/07/2019	FRSR	LAND DATE	02/15/2012	JBBH
INC DATE			AG DATE		

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	55	16	880.00	SF	6.00	6.00	100	1996	1996	3	20	1,056	
2	0211	CONCRETE W	0	100	26	3	78.00	SF	6.00	6.00	100	1996	1996	3	20	94	
3	0080	4' CHAINLI	0	100	0	0	121.00	LF	13.00	13.00	100	2004	2004	3	23	362	
4	0955	PRIVACY FE	0	100	0	0	288.00	LF	15.00	15.00	100	2016	2016	3	87	3,758	
5	0625	PORT WD UT	0	100	8	10	80.00	SF	0.00	0.00	100	2021	2021	3	93	0	
6	0940	OPEN SHED	0	100	8	8	64.00	SF	4.00	4.00	100	2021	2021	3	93	238	
7	0940	OPEN SHED	0	100	6	8	48.00	SF	4.00	4.00	100	2021	2021	3	93	179	
8	0220	POOL VINYL	0	100	16	34	544.00	SF	60.00	60.00	100	2022	2022	3	97	31,661	
9	0211	CONCRETE W	0	100	0	0	870.00	SF	6.00	6.00	100	2022	2022	3	97	5,063	
10	0932	PAVILION U	0	100	12	12	144.00	SF	5.00	5.00	100	2022	2022	3	97	698	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,826
TOTAL MARKET OB/XF VALUE	43,109
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	235,935
SOH/AGL Deduction	62,582
ASSESSED VALUE	173,353
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	123,353
TOTAL JUST VALUE	235,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,343

PRMT CK FR PU XFOB X5

INCR EYB 1996-1998 PRMT OB21-000204

LF XFOB LN 3, PU XFOB LN 4

5 YR PRCL CH, PU CORR TRAV, CHG EXW, CORR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000577	REPLACE 11 WINDOW		08/16/2024
22000317	IN-GROUND POOL-CC	0	04/19/2022
21000204	MECH-CO	0	04/21/2021
19000764	DECK-CO	0	05/02/2019
15001045	RE-ROOF-CO	0	11/16/2015
20111147	MECH	0	03/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0872/0715	2/12/2012	WD	Q	I	01	134,000
GRANTOR: LARSON STEPHEN C & LA						
GRANTEE: BEAM CLINTON & RACH						
0539/0209	5/21/2004	WD	Q	I		135,600
GRANTOR: SPAULDING						
GRANTEE: LARSON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W4 FSP=[YR=2019] W20 S16 E20 N16$ S16
BAS=[YR=1996] W21 L2 U2 W5 L2 D2 W25 S14 E22
FGR=[YR=1996] W22 S20 E22 FOP=[YR=1996] E21 N6 W4 S2 W17 S4$ N20$ S16 E17 N2 E4 S6 E12 N34$ E4 N16$.

LAND DESCRIPTION

TOTAL OB/XF 43,109

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 08/19/2022 BY FRLW Total Acres: 0.54 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS