

OLD ARRAN TRACE LOT 32
 OR 274 P 266 OR 296 P 47
 OR 383 P 661 OR 445 P 261

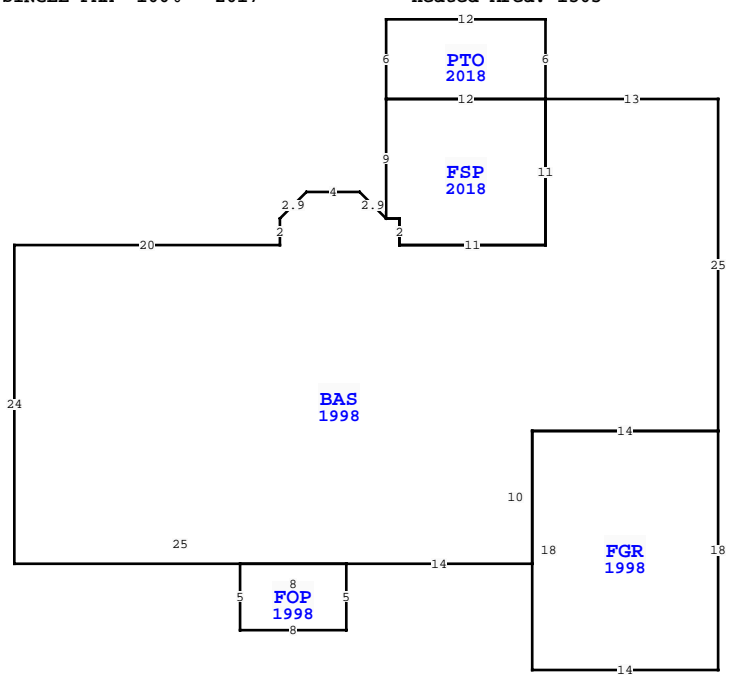
STENSLAND CHUCKY L
 485 WAKULLA ARRAN RD
 CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-032

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 70
Exterior Wall	20	FACE	BRICK 30
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
BAS	1,305	100	1998
FGR	252	50	1998
FOP	40	30	1998
FSP	130	55	2018
PTO	72	5	2018
TOTALS	1,799		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,519	125.4000	119.13	180,958	1997	1997	0	0	26.00	74.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1305 HX Base Yr 2017													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,909
TOTAL MARKET OB/XF VALUE			4,051
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			177,960
SOH/AGL Deduction			52,822
ASSESSED VALUE			125,138
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			75,138
TOTAL JUST VALUE			177,960
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			179,798
CHG FLOR			
5 YR PRCL CH, PU TRAV & XFOB LN 3 & 4, CHG			
COC TO ADD HX FOR 2017, & ADD FOR 2018			
XFOB LN 2, DEL XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000132	RE-ROOF-CO	0	02/12/2016
21722	N/A	0	12/30/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1002/0824	6/01/2016	WD Q	Q	I	01	106,500
GRANTOR: CARNLEY CANDICE C						
GRANTEE: STENSLAND CHUCKY L						
0445/0261	5/31/2002	WD Q	Q	I		106,500
GRANTOR: TUCKER STEVEN L & NAT						
GRANTEE: CARNLEY CANDICE C						

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	50	14			6.00	100	1998	1998	3	20	840	
2	0211	CONCRETE W	0	100	28	3			6.00	100	1998	1998	3	20	101	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	2,822	
4	0213	CONCRETE P	0	100	6	8			6.00	100	2018	2018	3	100	288	
TOTALS														4,051		

LAND DESCRIPTION																								
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							