OLD ARRAN TRACE PHASE 2 LOT 1
OR 287 P 31 OR 303 P 791
OR 543 P 519 OR 658 P 755

MCMAHON RYAN A
31 SHADOW OAK CIRCLE
CRAWFORDVILLE, FL 32326

2024

00-00-076-197-10245-A01

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

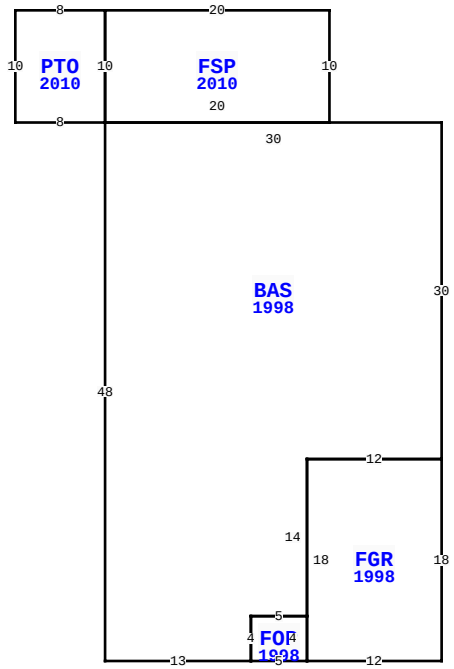
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
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	1,204	100	1998	1,204	83,038
FGR	216	50	1998	108	7,449
FOP	20	30	1998	6	414
FSP	200	55	2010	110	7,586
PTO	80	5	2010	4	276
TOTALS	1,720			1,432	98,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	98.1000	93.20	133,462	1997	1997	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2007 Heated Area: 1204 HX Base Yr 2007



31 SHADOW OAK CIR, CRAWFORDVILLE

BLD DATE	12/06/2019	FRAK	LGL DATE	
XF DATE	12/06/2019	FRAK	LAND DATE	01/15/2009 JBBH
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,762
TOTAL MARKET OB/XF VALUE		5,394
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		144,156
SOH/AGL Deduction		46,843
ASSESSED VALUE		97,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,313
TOTAL JUST VALUE		144,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,898

5 YR PRCL CH, N/C
PU XFOB LN 2-5, DEL XFOB LN 6, CHG QUAL
5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV,
ADDR CHG PER OWNER VIA PHONE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0711	7/25/2013	QC	U	I	11	100

GRANTOR: MCMAHON RYAN & MELISS
GRANTEE: MCMAHON RYAN A

0658/0755	5/26/2006	WD	Q	I		134,900

GRANTOR: RENO RICHARD CHARLES
GRANTEE: MCMAHON RYAN & MELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 FSP=[YR=2010] E20 N10 W20 S10$
PTO=[YR=2010] N10 W8 S10 E8 $ S48 E13 N4 E5 N14 E12
FGR=[YR=1998] W12 S18 FOP=[YR=1998] N4 W5 S4 E5$ E12 N18$
N30$.

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	12	50	600.00	SF	6.00	6.00	100	1997	1997	3	20	720	
2	0211	CONCRETE W	0	100	7	6	42.00	SF	6.00	6.00	100	1997	1997	3	20	50	
3	0210	CONCRETE D	0	100	20	9	180.00	SF	6.00	6.00	100	2004	2004	3	23	248	
4	0955	PRIVACY FE	0	100	0	0	520.00	LF	15.00	15.00	100	2009	2009	3	55	4,290	
5	0625	PORT WD UT	0	100	8	6	48.00	SF	6.00	6.00	100	2007	2007	3	30	86	

LAND DESCRIPTION

TOTAL OB/XF 5,394

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 12/06/2019 BY FRAK Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 05/20/2026 BY SYS