OLD AARAN TRACE PHASE 2
LOT 4 OR 287 P 31
OR 309 P 695

JONES THERON CASE
47 SHADOW OAK CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-076-197-10245-A04

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

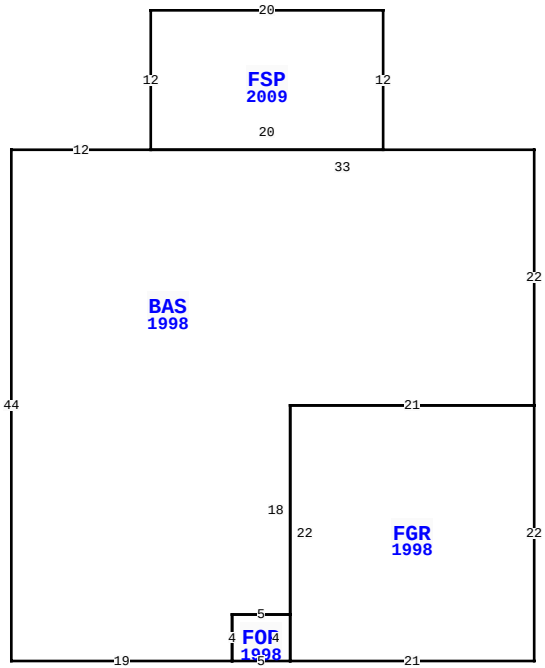
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	183.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1998	1,498	115,951
FGR	462	50	1998	231	17,881
FOP	20	30	1998	6	465
FSP	240	55	2009	132	10,217
TOTALS	2,220			1,867	144,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	110.1000	104.60	195,288	1997	1997	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 1998 Heated Area: 1498 HX Base Yr 1998



47 SHADOW OAK CIR, CRAWFORDVILLE

BLD DATE	12/10/2019	FRAK	LGL DATE	
XF DATE	12/10/2019	FRAK	LAND DATE	01/15/2009 JBBH
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,513
TOTAL MARKET OB/XF VALUE		1,157
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		185,670
SOH/AGL Deduction		59,968
ASSESSED VALUE		125,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,702
TOTAL JUST VALUE		185,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,781

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001346	REROOF-CO	0	10/20/2017
21906	N/A	0	02/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0309/0695	9/26/1997	WD	Q	I		96,900
GRANTOR: JONES THERON CASE						
GRANTEE:						
0287/0031	11/01/1996	WD	U	V		67,500
GRANTOR: TURNER HERITAGE HOMES						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W33 FSP=[YR=2009] E20 N12 W20 S12$ W12 S44 E19 N4 E5 N18 E21 FGR=[YR=1998] W21 S22 FOP=[YR=1998] N4 W5 S4 E5$ E21 N22$ N22$.

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	6	6	36.00	SF	6.00	6.00	100	1997	1997	3	20	43	
3	0080	4' CHAINLI	0	100	0	0	80.00	LF	13.00	13.00	100	2004	2004	3	23	239	
4	0955	PRIVACY FE	0	100	0	0	103.00	LF	15.00	15.00	100	2004	2004	3	10	155	

LAND DESCRIPTION

TOTAL OB/XF 1,157

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 12/10/2019 BY FRAK Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 05/20/2026 BY SYS