LOT 77 HS P-2-M-21-B
IN FRACTIONAL LOT N OF 89 HS
LYING ON S BNDY OF SR 368

MORRISON WILHEMINA W TRUSTEE
PO BOX 63
CRAWFORDVILLE, FL 32327

**2024**

**00-00-077-000-10292-000**

## BUILDING CHARACTERISTICS

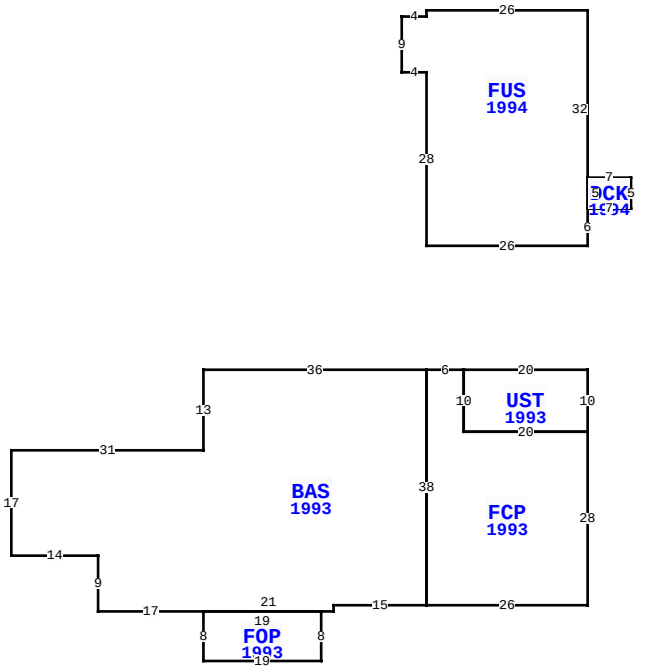
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 03 | CONCR STEM 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 07 | ASB SHNGLE 70 |
| Exterior Wall | 30 | VINYL 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 06 | CUST PANEL 30 |
| Interior Floo | 07 | VYL PLANK 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Story Height | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | 5 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,069 | 100 | 1993 | 2,069 | 79,797 |
| DCK | 35 | 10 | 1994 | 4 | 154 |
| FCP | 788 | 25 | 1993 | 197 | 7,598 |
| FOP | 152 | 30 | 1993 | 46 | 1,774 |
| FUS | 1,024 | 100 | 1994 | 1,024 | 39,494 |
| UST | 200 | 45 | 1993 | 90 | 3,471 |
| TOTALS | 4,268 | | | 3,430 | 132,288 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,430 | 101.5000 | 96.42 | 330,721 | 1955 | 1957 | 0 | 0 | 0 | 60.00 | 40.00 |

1 SINGLE FAM 0% - 0 Heated Area: 3093 HX Base Yr




55 ARRAN RD, CRAWFORDVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/08/2021 | MMJS | LGL DATE | |
| XF DATE | 06/08/2021 | MMJS | LAND DATE | 06/08/2021 MMJS |
| 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 | 0130 | FIRE PLACE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1980 | 1980 | 3 | 20 | 260 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 132,288 |
| TOTAL MARKET OB/XF VALUE | 260 |
| TOTAL LAND VALUE - MARKET | 18,600 |
| TOTAL MARKET VALUE | 151,148 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 151,148 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 151,148 |
| TOTAL JUST VALUE | 151,148 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 151,155 |

INCR EYB 1955-1957 HVAC-CC 4-2022
OR 1272 P 781 S/O 0.02 AC TO 10295-000
06, CHG FSP TO FOP
5 YR PRCL CH, CH EXW TO 07&30 CHG INT TO 05&

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000111 | HVAC-CC | 0 | 02/01/2022 |
| 16000995 | RE-ROOF-CO | 0 | 10/10/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0686/0502 | 12/01/2006 | WD | Q | I | 02 | 100 |

GRANTOR: MORRISON CLARENCE L &
GRANTEE: MORRISON CLARENCE L

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W20 S10 E20 FCP=[YR=1993] W20 N10 W6
BAS=[YR=1993] W36 S13 W31 S17 E14 S9 E17 FOP=[YR=1993] S8 E19 N8 W19$ E21 N1 E15 N38$ S38 E26 N28$ N10$ PTR=N20
FUS=[YR=1994] N6 DCK=[YR=1994] E7 N5 W7 S5$ N32 W26 S1 W4 S9 E4 S28 E26$ S20$.

## LAND DESCRIPTION

TOTAL OB/XF 260

| 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 | 0 | | | 0.00 | 0.00 | 2.48 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 18,600 | | | | | | | |

REVIEW DATE 06/08/2021 BY MMJS Total Acres: 2.48 Total Land Value: 18,600 Market: 0 Agricultural: 0 Common: 18,600 PRINTED 04/22/2026 BY SYS