

LOT 77 HS P-33-3-M-21B
 IN NW 1/4 OF LOT 77 HS
 OR 66 P 174 OR 72 P 315

YROC PROPERTIES LLC
 1093 LAWHON MILL RD
 CRAWFORDVILLE, FL 32327

2024

00-00-077-000-10322-003

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
19	COMMON BRK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
08	SHT VINYL 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	1.5	100		
	Story Height	0	100		
1.	Stories	1.100			
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
000	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	97,500
FCP	200	25	1993	50	4,935
FOP	48	30	1993	14	1,382
STP	44	10	2022	4	395
UST	60	45	1993	27	2,665
TOTALS	1,340			1,083	106,875

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,083	119.4000	113.43	122,845	1975	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 0 Heated Area: 988 HX Base Yr													
123 DOGWOOD DR, CRAWFORDVILLE													
BLD DATE		12/07/2015		MMSR		LGL DATE		12/07/2015		MMSR			
XF DATE		12/07/2015		MMSR		LAND DATE							
INC DATE						AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			106,875
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			121,875
SOH/AGL Deduction			48,069
ASSESSED VALUE			73,806
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,806
TOTAL JUST VALUE			121,875
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,096
5 YR PRCL CK, CHG EYB ON HOME			
JS 5 YR CK, CH EXW, PU STP IN TRV.			
CLYDE K CARTER DOD 08-31-2019 OR 1125 P 513			
5 YR PRCL CH, CORR EXW, BEDS, FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000660	RE-ROOF/SHINGLES		10/01/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0292	4/28/2020	WD Q	Q	I	01	75,000
GRANTOR: PAYNE MARK TRUSTEE						
GRANTEE: YROC PROPERTIES LLC						
1005/0620	7/13/2016	QC U	U	I	11	100
GRANTOR: G & S, INC. OF TALLAH						
GRANTEE: CARTER CLYDE K SR T						

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

BUILDING NOTES													
BLD DATE 12/07/2015 MMSR LGL DATE 12/07/2015 MMSR XF DATE 12/07/2015 MMSR LAND DATE 12/07/2015 MMSR INC DATE													

BUILDING DIMENSIONS													
BAS=[YR=1993] W37 STP=[YR=2022] E11 N4 W11 S4\$ W1 UST=[YR=1993] W10 S6 FCP=[YR=1993] S20 E10 N20 W10\$ E10 N6\$ S26 FOP=[YR=1993] S3 E16 N3 W16\$ E38 N26 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							