

LOT 77 HS P-68-M-21-B
E 100 FT OF THAT TRACT OF
RUFUS TUCKER IN NW1/4 OF SW1/4

KILPATRICK JACOB/KILPATRICK SARAH
2800 WILLIAMS RD
TALLAHASSEE, FL 32311

2024

00-00-077-000-10356-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
26	AL SIDING 100				
01	FLAT 100				
13	GALVALUM 100				
04	PLYWOOD 100				
14	CARPET 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
1.1	1.100				
00	N/A 100				
	0 100				
02	BELOW AVERAGE				
0200	MOBILE HOME				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	18,225
DCK	20	10	2012	2	51
FSP	200	60	1993	120	3,038
TOTALS	940			842	21,313

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	842	90.4000	63.28	53,282	1972	1975	0	0	60.00	40.00																	
1 MOBILE HOM 0% - 2024 Heated Area: 720 HX Base Yr																												
<table border="1"> <tr> <td>BLD DATE</td> <td>06/11/2021</td> <td>MMAK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>06/11/2021</td> <td>MMAK</td> <td>LAND DATE</td> <td>06/11/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	06/11/2021	MMAK	LGL DATE		XF DATE	06/11/2021	MMAK	LAND DATE	06/11/2021	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		21,313	
TOTAL MARKET OB/XF VALUE		1,629	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		37,942	
SOH/AGL Deduction		0	
ASSESSED VALUE		37,942	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		37,942	
TOTAL JUST VALUE		37,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		33,380	
5 YR PRCL CK, CHG EYB 1972 TO 1975 HVAC			
COA PER TCO			
5 YR PRCL CH, N/C			
CORR TRAV, CORR LF XFQB LN 1, PU XFQB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001334	MECH	0	10/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0264	9/15/2023	WD Q	Q	I	05	245,000
GRANTOR: MAJESTIC ACRES, LLC						
GRANTEE: KILPATRICK JACOB &						
0929/0240	12/11/2013	WD U	U	I	12	9,700
GRANTOR: CENTENNIAL BANK						
GRANTEE: MAJESTIC ACRES, LLC						

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	0080	4' CHAINLI	0	0	0	148.00	LF	13.00	13.00	100	1993	1993	3	20	385	
2	0955	PRIVACY FE	0	0	0	105.00	LF	15.00	15.00	100	2014	2014	3	79	1,244	
TOTALS														1,629		

BUILDING NOTES													
34 BREAM FOUNTAIN RD, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=1993] W48 DCK=[YR=2012] E5 N4 W5 S4\$ W12 S12 E54													
FSP=[YR=1993] W25 S8 E25 N8\$ E6 N12\$.													

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	000201	C	MH	0		CO	0.00	0.00	2.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	15,000							