

HS LOT 77 P-76-1-M-21B  
 1.34 ACRES LYING AND BEING IN  
 HS LOT 77

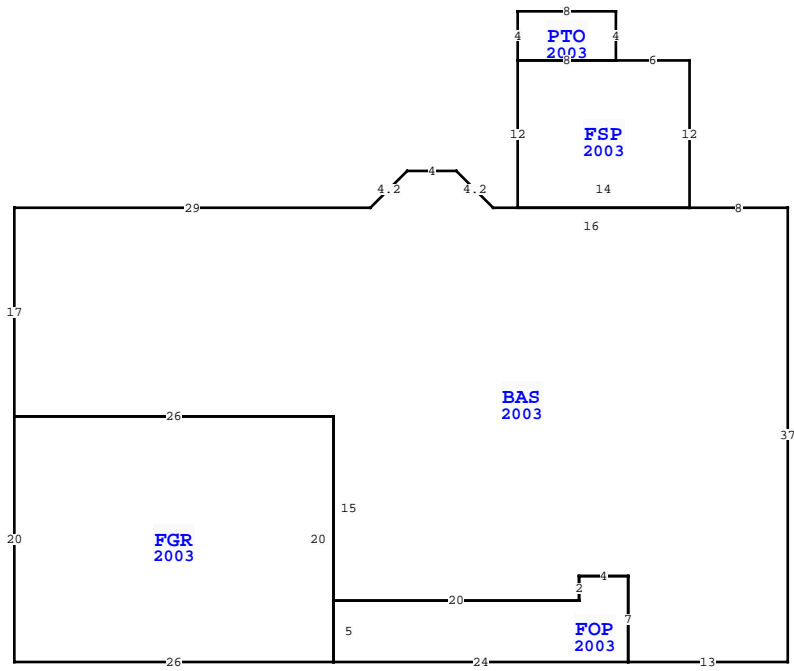
HARPER KENNETH  
 81 BREAM FOUNTAIN RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-077-000-10364-001

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	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	3	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2003	1,704	163,872
FGR	520	50	2003	260	25,004
FOP	128	30	2003	38	3,654
FSP	168	55	2003	92	8,848
PTO	32	5	2003	2	192
TOTALS	2,552			2,096	201,570

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,096	119.1000	113.14	237,141	2003	2008	0	0	15.00	85.00
1 SINGLE FAM 100% - 2004 Heated Area: 1704 HX Base Yr 2004											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			201,570
TOTAL MARKET OB/XF VALUE			8,003
TOTAL LAND VALUE - MARKET			20,100
TOTAL MARKET VALUE			229,673
SOH/AGL Deduction			81,845
ASSESSED VALUE			147,828
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			97,828
TOTAL JUST VALUE			229,673
NCON VALUE			3,855
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,331
INCR EYB FROM 2003-2008 FOR REROOF			
5 YR PRCL CK, PU XFOBS			
5 YR PRCL CH, N/C			
5 YR PRCL CH, CORR EXW, FLOOR, PU XFOB LN 9			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001046	RE-ROOF - CC	0	09/20/2023
29847	SFD	0	02/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0860	10/22/2002	WD	U	I		100
GRANTOR: HARPER KENNETH						
GRANTEE:						
0117/0857	11/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0210	CONCRETE D	0	100	29	24	696.00	SF	6.00	6.00	100	2003	2003	3	21	877	
2	0210	CONCRETE D	0	100	19	14	266.00	SF	6.00	6.00	100	2003	2003	3	21	335	
3	0211	CONCRETE W	0	100	51	4	204.00	SF	6.00	6.00	100	2004	2004	3	23	282	
4	0211	CONCRETE W	0	100	12	5	60.00	SF	6.00	6.00	100	2004	2004	3	23	83	
5	0211	CONCRETE W	0	100	16	3	48.00	SF	6.00	6.00	100	2004	2004	3	23	66	
6	0211	CONCRETE W	0	100	80	4	320.00	SF	6.00	6.00	100	2004	2004	3	23	442	
7	0211	CONCRETE W	0	100	22	14	308.00	SF	6.00	6.00	100	2004	2004	3	23	425	
8	0055	PORTABLE C	0	100	25	18	450.00	SF	3.00	3.00	100	2004	2004	3	23	311	
9	0955	PRIVACY FE	0	100	0	0	112.00	LF	15.00	15.00	100	2014	2014	3	79	1,327	
10	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

TOTAL OB/XF											
BLD DATE	01/27/2022	JSJS	LGL DATE								
XF DATE	01/27/2022	JSJS	LAND DATE	01/27/2022 JSJS							
INC DATE			AG DATE								
81 BREAM FOUNTAIN RD, CRAWFORDVILLE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W8 FSP=[YR=2003] N12 W6 PTO=[YR=2003] N4 W8 S4 E8\$ W8 S12 E14\$ W16 U3 L3 W4 D3 L3 W29 S17 FGR=[YR=2003] S20 E26 N20 W26\$ E26 S15 FOP=[YR=2003] S5 E24 N7 W4 S2 W20\$ E20 N2 E4 S7 E13 N37\$.											

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	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		RR1	0.00	0.00	1.34	AC		1.00	1.00	1.00	15,000.00	15,000.00	20,100							

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 1.34 ACRES LYING AND BEING IN  
 HS LOT 77

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 81 BREEM FOUNTAIN RD  
 CRAWFORDVILLE, FL 32327

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BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 201,570 TOTAL MARKET OB/XF VALUE 8,003 TOTAL LAND VALUE - MARKET 20,100 TOTAL MARKET VALUE 229,673 SOH/AGL Deduction 81,845 ASSESSED VALUE 147,828 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 97,828 TOTAL JUST VALUE 229,673 NCON VALUE 3,855 INCOME VALUE PREVIOUS YEAR MKT VALUE 209,331											
																	2-8, CHG EXW, PU NEW TRAV 5 YR PRCL CH, CHG SIZE XFOB LN 1, PU XFOB LN CHNG TRVS, HSE REMEA/PER OWNER CORRECTED XFOB AND PLOT											
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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												
11	0955	PRIVACY FE	0 100	0	0	224.00	LF	15.00	15.00	100	2024	2023		100	3,360													
12	0060	DECK WOOD	0 100	10	10	100.00	SF	5.00	5.00	100	2024	2022		99	495													
																	<b>LAND DESCRIPTION</b>											
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				
TOTAL OB/XF 3,855																												
REVIEW DATE 06/18/2024 BY Nwatts Total Acres: 1.34 Total Land Value: 20,100 Market: 0 Agricultural: 0 Common: 20,100 PRINTED 04/08/2026 BY SYS																												