

LOT 77 HS P-79-M-21-B
COM AT SE COR OF FRAC LOT N OF
89 & RUN S 72 DEG 10M W 387 FT

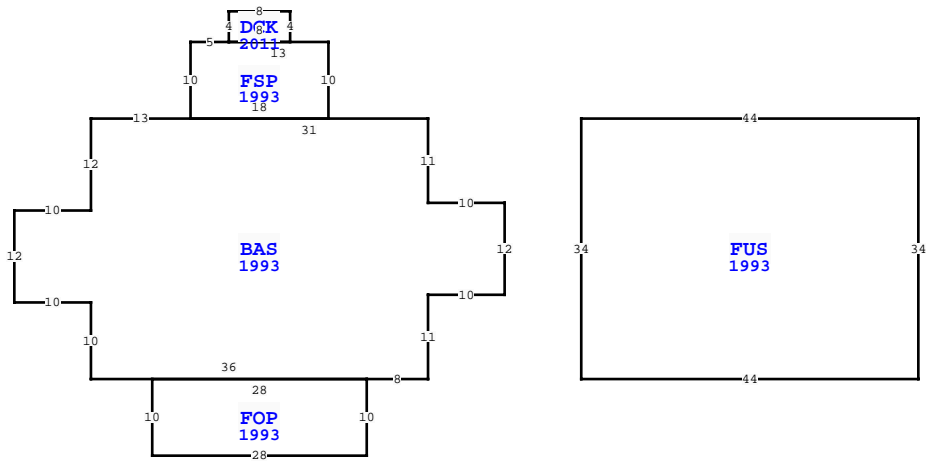
THE LANGSTON FAMILY TRUST/LANGSTON PATRICIA B TRUS
P O BOX 25
CRAWFORDVILLE, FL 32326

2024

00-00-077-000-10367-000

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floo	09	PINE	WOOD	50	
Interior Floo	14	CARPET		50	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms				4 100	
Bathrooms				2 100	
Story Height				0 100	
Stories	2.			2. 100	
Fireplace	01	FIREPLACE		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	1,736	100	1993	1,736	64,315
DCK	32	10	2011	3	111
FOP	280	30	1993	84	3,112
FSP	180	55	1993	99	3,668
FUS	1,496	100	1993	1,496	55,424
TOTALS	3,724			3,418	126,630

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,418	97.5000	92.62	316,575	1950	1960		0	0	60.00	40.00	
1 SINGLE FAM 100% - 0 Heated Area: 3232 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,630	
TOTAL MARKET OB/XF VALUE		13,517	
TOTAL LAND VALUE - MARKET		34,650	
TOTAL MARKET VALUE		174,797	
SOH/AGL Deduction		55,016	
ASSESSED VALUE		119,781	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		64,781	
TOTAL JUST VALUE		174,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,422	

5 YR PRCL CK, DEMO XFOB, CHG EYB 1952 TO 1960 RERO			
INCR EYB 1950-1952 HVAC OB23-200 CC 4/25/2023			
5YR CK NC FR			
ADD WX FOR 2020- PATRICK LANGSTON DECEASED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000200	HVAC CHANGE OUT-C		04/24/2023
17000013	RE ROOF-CO	0	01/09/2017
16001252	RE-ROOF-CO	0	12/13/2016
31004	ELECT	0	11/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1037/0282	5/15/2017	WD	U	I	11	100
GRANTOR: LANGSTON PATRICK G &						
GRANTEE: LANGSTON PATRICK G						
0246/0874	12/01/1994	PD	U	I		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
2	0160	GARAGE FIN	0	100	24	16		40.00	40.00	100	2017	2017	3	88	13,517	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W31 FSP=[YR=1993] E18 N10 W13 DCK=[YR=2011] E8 N4 W8 S4\$ W5 S10\$ W13 S12 W10 S12 E10 S10 E36 FOP=[YR=1993] W28 S10 E28 N10\$ E8 PTR=E20 FUS=[YR=1993] E44 N34 W44 S34\$ W20\$ N11 E10 N12 W10 N11\$.													

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	100		CO	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	001000	C	VAC COMMERCI	0		CO	0.00	0.00	3.62	AC		1.00	1.00	1.00	7,500.00	7,500.00	27,150							