GREINERS ADDITION
BLOCK 11 LOT 13 & W 1/2 OF 14
DB 31 P 405 & OR 50 P 277

FREEMAN PAULINE JOYCE QUINN
4 EVANS AVE
CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10500-039

BUILDING CHARACTERISTICS

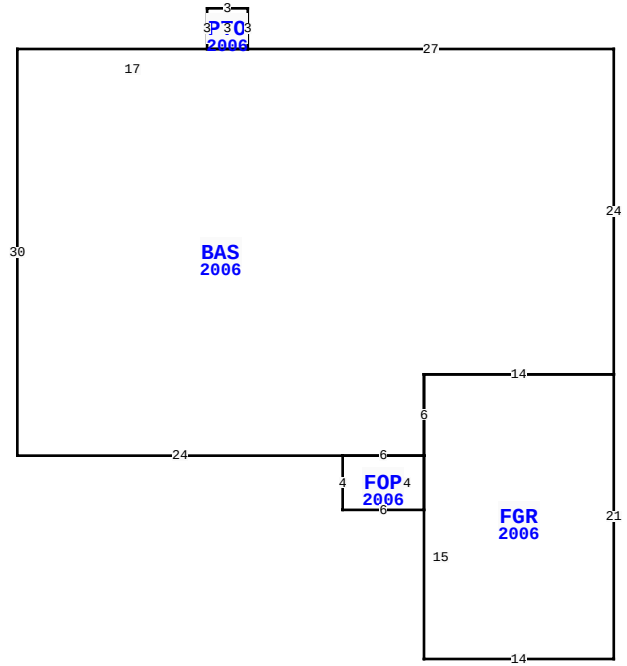
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Heating Type	13	HEAT 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	14.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	2006	1,236	150,555
FGR	294	50	2006	147	17,905
FOP	24	30	2006	7	853
PTO	9	5	2006	0	0
TOTALS	1,563			1,390	169,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	117.9000	140.01	194,614	2006	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2021 Heated Area: 1236 HX Base Yr 2021



4 EVANS AVE, CRAWFORDVILLE

BLD DATE	10/28/2019	MMLC	LGL DATE	10/28/2019	MMLC
XF DATE	10/28/2019	MMLC	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,314
TOTAL MARKET OB/XF VALUE		1,525
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		182,839
SOH/AGL Deduction		56,583
ASSESSED VALUE		126,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,256
TOTAL JUST VALUE		182,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,335

5 YR PRCL CK, PU/DEMO XFOB, CHG QUAL TO AVG

ADD HX FOR 2021-FREEMAN

5 YR PRCL CK, N/C

FLOOR, PU XFOB LN 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051702	SFD	0	10/20/2005
20051336	ELEC TO WELL	0	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/0853	7/02/2020	WD	Q	I	01	139,000
GRANTOR: LUHN LAUREL A & DENNI						
GRANTEE: FREEMAN PAULINE JOY						
0845/0295	1/21/2011	WD	U	I	12	94,900
GRANTOR: FANNIE MAE NATIONAL M						
GRANTEE: LUHN LAUREL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 PTO=[YR=2006] N3 W3 S3 E3$ W17 S30 E24 FOP=[YR=2006] S4 E6 N4 W6$ E6 FGR=[YR=2006] S15 E14 N21 W14 S6$ N6 E14 N24$.

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	0210	CONCRETE D	0	100	32	9	288.00	SF	6.00	6.00	100	2006	2006	3	27	467	
2	0211	CONCRETE W	0	100	17	4	68.00	SF	6.00	6.00	100	2006	2006	3	27	110	
3	0955	PRIVACY FE	0	100	0	0	80.00	LF	15.00	15.00	100	2014	2014	3	79	948	

LAND DESCRIPTION

TOTAL OB/XF 1,525

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	100			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 07/28/2024 BY Nwatts Total Acres: 0.17 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 07/01/2026 BY SYS