GREINERS ADDITION
BLOCK 14 LOT 10,11 & 12
DB 31 P 405 & OR 50 P 277

SHERBURN PETER N
48 HOMAN POINT
CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10507-010

BUILDING CHARACTERISTICS

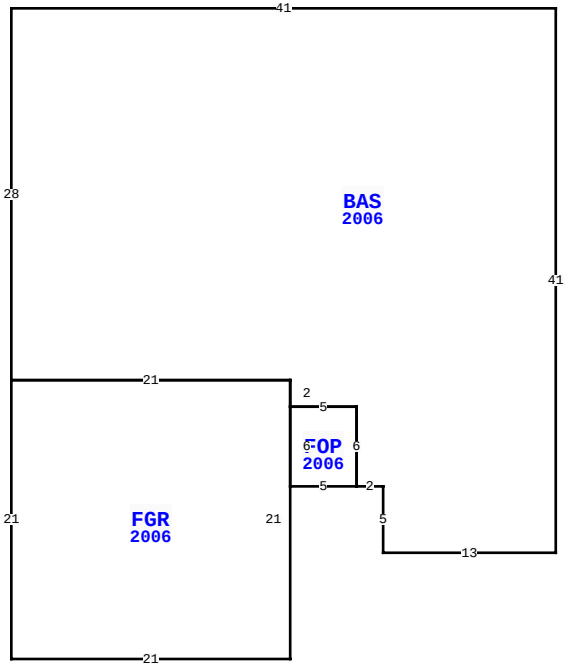
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 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	1,343	100	2006	1,343	158,052
FGR	441	50	2006	220	25,891
FOP	30	30	2006	9	1,059
TOTALS	1,814			1,572	185,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	119.4000	141.79	222,894	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 1343 HX Base Yr



48 HOMAN POINT AVE, CRAWFORDVILLE

BLD DATE	10/30/2019 MMLC	LGL DATE	10/30/2019 MMLC
XF DATE	10/30/2019 MMLC	LAND DATE	
INC DATE		AG DATE	

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
2	0210	CONCRETE D	0	0	39	16	624.00	SF	6.00	6.00	100	2006	2006	3	27	1,011	
3	0211	CONCRETE W	0	0	23	4	92.00	SF	6.00	6.00	100	2006	2006	3	27	149	
4	0955	PRIVACY FE	0	0	0	0	206.00	LF	15.00	15.00	100	2010	2010	3	60	1,854	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	185,002
TOTAL MARKET OB/XF VALUE	3,014
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	200,016
SOH/AGL Deduction	43,161
ASSESSED VALUE	156,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,855
TOTAL JUST VALUE	200,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,377

5 YR PRCL CK DEMO XFOB, CHG QUAL FROM FAIR TO AVG

5 YR PRCL CK, N/C

FLOOR, PU XFOB LN 4

5 YR PRCL CH, PU FNDN & FRME, CORR EXW &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006215	SFD- CO LOT 10,12	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/0705	12/15/2010	WD	U	I	12	103,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SHERBURN PETER N						
0845/0703	12/13/2010	QC	U	I	11	100
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W41 S28 FGR=[YR=2006] S21 E21 N21 W21$ E21 S2
FOP=[YR=2006] S6 E5 N6 W5$ E5 S6 E2 S5 E13 N41$.

LAND DESCRIPTION

TOTAL OB/XF 3,014

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 07/30/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/24/2026 BY SYS