HUDSON HEIGHTS UNIT II
BLOCK E LOT 8 DB 51 P 403
OR 319 P 12 OR 947 P 520

MATHIS FRANCES P ENHANCED LIFE ESTATE
2907 GREEN CANYON DRIVE
EDMOND, OK 73013-5655

2024

00-00-077-018-10565-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 80
Interior Floo	05	ASPH TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR

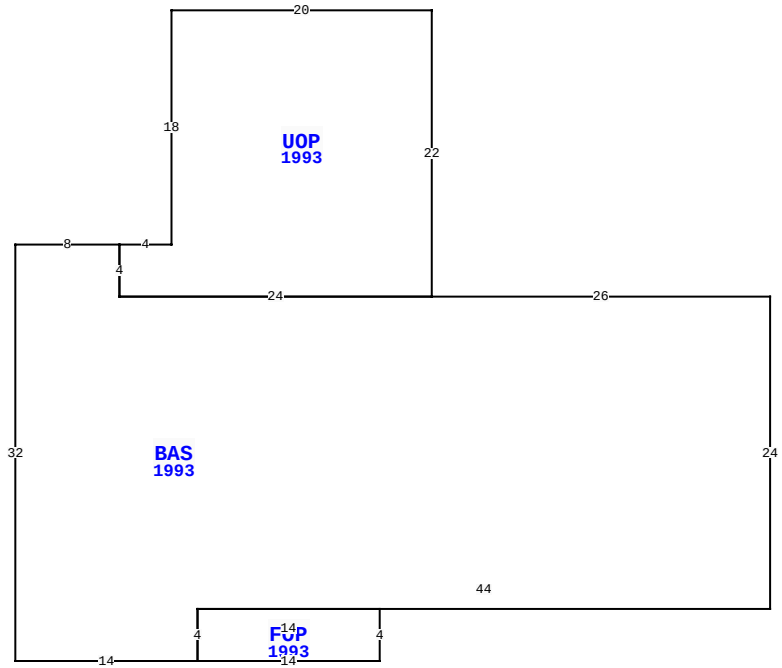
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1993	1,480	55,510
FOP	56	30	1993	17	638
UOP	456	20	1993	91	3,413
TOTALS	1,992			1,588	59,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	96.3000	91.48	145,270	1960	1964	0	0	0	59.00	41.00

1 SINGLE FAM – 100% - 0 Heated Area: 1480 HX Base Yr



126 OAK ST, CRAWFORDVILLE

BLD DATE	02/28/2020	MMAK	LGL DATE	
XF DATE	02/28/2020	MMAK	LAND DATE	02/28/2020 MMAK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,561
TOTAL MARKET OB/XF VALUE		3,108
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		77,669
SOH/AGL Deduction		25,247
ASSESSED VALUE		52,422
TOTAL EXEMPTION VALUE	HX HB WX	32,422
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		77,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,288

INCR EYB 1960-1964 RE-ROOF CC 8-2022

XFOB LN 6

5 YR PRCL CH, CHG QUAL, PU XFOB LN 5, DEL

COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000479	RE-ROOF-CC	0	07/22/2022
2011718	RE-ROOF	0	10/18/2011
024812	ELECT	0	03/10/1999
024797	MECH	0	03/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/0520	7/24/2014	TR	U	I	30	100

GRANTOR: MATHIS FRANCES P AS T

GRANTEE: MATHIS FRANCES ENHA

0319/0012	2/17/1998	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=1993] N22 W20 S18 W4 S4 E24 $ W24 N4 W8 S32 E14 FOP=[YR=1993] E14 N4 W14S4$ N4 E44 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	0500	WORK SHOP	0	100	20	20	400.00	SF	15.00	15.00	100	1983	1983	3	20	1,200	
2	0080	4' CHAINLI	0	100	0	0	142.00	LF	13.00	13.00	100	2009	2009	3	39	720	
3	0955	PRIVACY FE	0	100	0	0	120.00	LF	15.00	15.00	100	2008	2008	3	50	900	
4	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	1998	1998	3	20	216	
5	0211	CONCRETE W	0	100	30	2	60.00	SF	6.00	6.00	100	1995	1995	3	20	72	

LAND DESCRIPTION

TOTAL OB/XF 3,108

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			200.00	200.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/28/2020 BY MMAK Total Acres: 0.92 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 07/02/2025 BY SYS