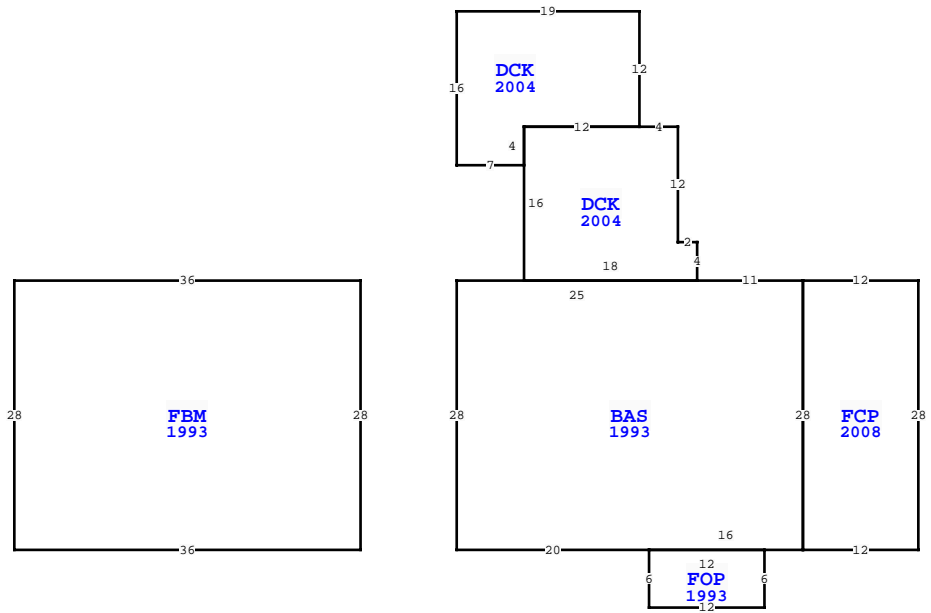




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	03	MASONRY	100
Exterior Wall	17	CB STUCCO	50
Exterior Wall	21	STONE	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	10	LAMINATED	50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		1.5	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	20.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	1993
DCK	256	10	2004
DCK	264	10	2004
FBM	1,008	80	1993
FCP	336	25	2008
FOP	72	30	1993
TOTALS	2,944		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,972	115.0500	109.30	215,540	1973	2014	0	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2009 Heated Area: 1814 HX Base Yr 2009													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,913
TOTAL MARKET OB/XF VALUE			29,486
TOTAL LAND VALUE - MARKET			8,500
TOTAL MARKET VALUE			276,899
SOH/AGL Deduction			175,623
ASSESSED VALUE			101,276
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			51,276
TOTAL JUST VALUE			276,899
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,301
5 YR PRCL CK, CHG EYB ON HOME & XFOBS. GATE LOCKE			
5 YR PRCL CH N/C-MM			
IN LAW STE CARD 2)			
XFOB LN 5, DEL XFOB LN 6 & 7 (PU'D AS MOTHER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000036	ELEC-CO	0	01/15/2021
20071043	REROOF	0	07/24/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0783/0069	12/30/2008	WD	Q	I		149,900
GRANTOR: LOVEL KRISTOPHER A &						
GRANTEE: MCCANS MICHAEL & JE						
0561/0003	10/07/2004	CR	U	I		100
GRANTOR: HICKS PERCY L, SV SP						
GRANTEE: LOVEL KRISTOPHER A						

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	0080	4' CHAINLI	0	100	0	0			13.00	100	1987	1987	3	43	1,957	
2	0220	POOL VINYL	0	100	18	36			60.00	100	1990	1990	3	62	24,106	
3	0211	CONCRETE W	0	100	0	0			6.00	100	1990	1990	3	43	1,109	
4	0211	CONCRETE W	0	100	38	3			6.00	100	1990	1990	3	52	356	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2013	2013	3	87	1,958	

TOTAL OB/XF													
29,486													

BUILDING NOTES													
FBM=[YR=1993] W36 S28 E36 N28\$ PTR= E10 BAS=[YR=1993] S28 E20 FOP=[YR=1993] S6 E12 N6 W12\$ E16 N28 FCP=[YR=2008] S28 E12 N28 W12\$ W11 DCK=[YR=2004] N4 W2 N12 W4 DCK=[YR=2004] N12 W19 S16 E7 N4 E12\$ W12 S16 E18\$ W25\$ W10\$.													

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

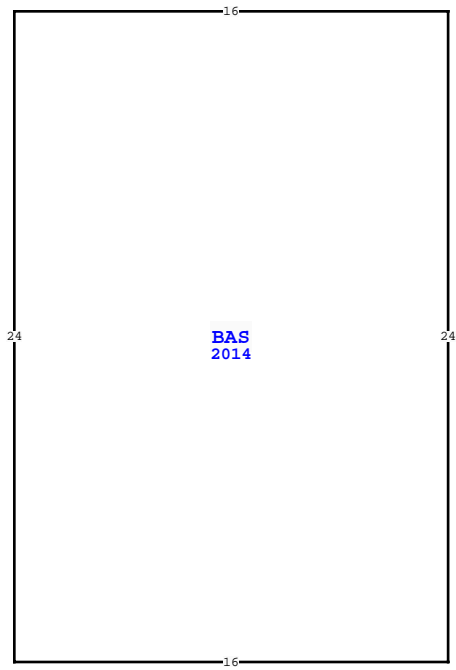
HUDSON HEIGHTS UNIT 4
 BLOCK Q LOT 6
 OR 50 P 509

MCCANS MICHAEL/MCCANS JENNIFER
 9 HARVEY-PITMAN STREET
 CRAWFORDVILLE, FL 32327

2024

00-00-077-020-10636-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	12	CEDAR/CYPR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		1	100
Bathrooms		1	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	20.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	384	100	2014
TOTALS	384		42,772

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	INLAW STE	100%	- 2009								
Heated Area: 384						HX Base Yr 2009					
											
9 HARVEY-PITMAN ST, CRAWFORDVILLE											
BLD DATE	03/13/2020	MMFR	LGL DATE	03/13/2020	MMFR						
XF DATE	03/13/2020	MMFR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,913	
TOTAL MARKET OB/XF VALUE		29,486	
TOTAL LAND VALUE - MARKET		8,500	
TOTAL MARKET VALUE		276,899	
SOH/AGL Deduction		175,623	
ASSESSED VALUE		101,276	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		51,276	
TOTAL JUST VALUE		276,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,301	
CORR LF XFOB LN 1, CHG CODE XFOB LN 3, PU STYS, PU CORR TRAV CARD 1, PU BLDG CARD 2, 5 YR PRCL CH, PU FNDN & FRME, CORR FLOOR & ADD HX FOR 2009 PH#926-7111			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0783/0069	12/30/2008	WD	Q	I		149,900
GRANTOR: LOVEL KRISTOPHER A & GRANTEE: MCCANS MICHAEL & JE						
0561/0003	10/07/2004	CR	U	I		100
GRANTOR: HICKS PERCY L, SV SP GRANTEE: LOVEL KRISTOPHER A						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014] W16 S24 E16 N24\$.

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