

EAGLES RIDGE PH 2 LOT 30  
 OR 280 P 445 OR 873 P 370  
 OR 909 P 3 OR 932 P 820

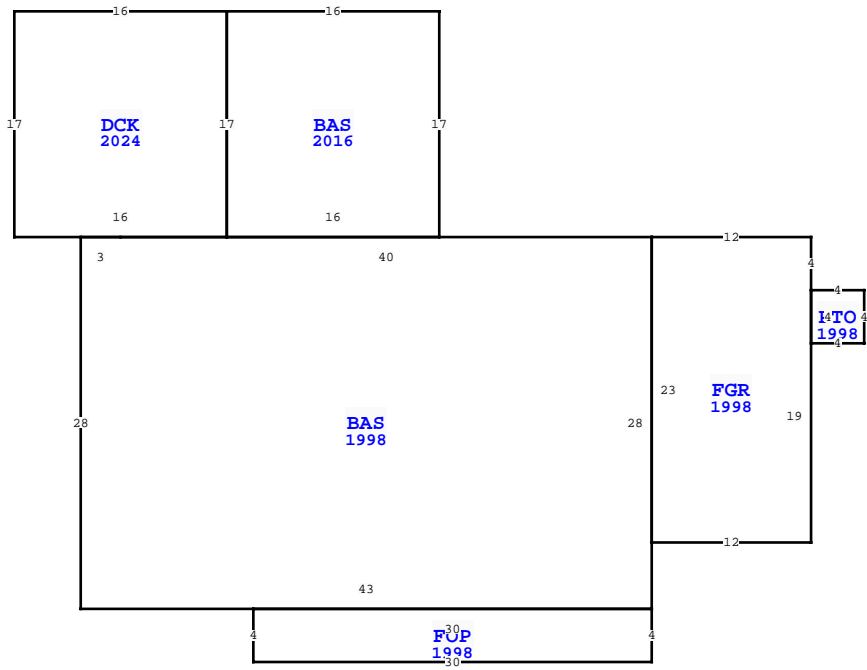
ALLANSON PAUL HAROLD III/ALLANSON LOIS ANN  
 21 RING TAILED EAGLE DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-077-199-10338-B30  


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		70	
Interior Floo	08	SHT	VINYL	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	199.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1998	1,204	135,905
BAS	272	100	2016	272	30,703
DCK	272	10	2024	27	3,047
FGR	276	50	1998	138	15,577
FOP	120	30	1998	36	4,064
PTO	16	5	1998	1	113
TOTALS	2,160			1,678	189,410

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016		Heated Area: 1476		HX	Base Yr	2016		



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				189,410		
TOTAL MARKET OB/XF VALUE				8,457		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				222,867		
SOH/AGL Deduction				95,795		
ASSESSED VALUE				127,072		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				77,072		
TOTAL JUST VALUE				222,867		
NCON VALUE				8,309		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				152,588		
5 YR PRCL CK, CHG EYB 2003 TO 2013, QUAL FAIR TO A						
FR 5YR CK CHG LEN, PU XFOBS, PU DCK 9/13/2023						
5 YR PRCL CH, PU XFOP LN 6						
LOIS ALLANSON.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000441	ELEC-CO	0	04/22/2021			
OBN21-00009	GAS	0	04/12/2021			
17001684	SHED-CO	0	12/01/2017			
16000204	RE-ROOF-CO	0	03/08/2016			
16000063	BLDG-CO	0	02/12/2016			
16000081	STORAGE SHED-CO	0	02/01/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/0798	5/02/2023	WD	U	I	30	100
GRANTOR: ALLANSON LOIS ANN						
GRANTEE: ALLANSON PAUL HAROLD						
0909/0003	4/29/2013	WD	U	I	37	75,500
GRANTOR: DRAKE EUGUENE & BETTY						
GRANTEE: ALLANSON LOIS ANN &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1998;ORIG=-12,0] W40 W3 S28 E43 N28 \$						
FGR=[YR=1998;ORIG=0,0] W12 S23 E12 N19 N4 \$						
BAS=[YR=2016;ORIG=-44,-17] S17 E16 N17 W16 \$						
FOP=[YR=1998;ORIG=-12,28] W30 S4 E30 N4 \$						
PTO=[YR=1998;ORIG=0,4] S4 E4 N4 W4 \$						
DCK=[YR=2024;ORIG=-60,-17] E16 S17 W16 N17 \$						

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	0210	CONCRETE D	0	100	71	10	710.00	SF	6.00	6.00	100	1998	1998	3	57	2,428	
2	0211	CONCRETE W	0	100	34	3	102.00	SF	6.00	6.00	100	1998	1998	3	57	349	
3	0700	PORT BLDG	0	100	20	10	200.00	SF	0.00	0.00	100	2016	2016	3	86	0	
4	0700	PORT BLDG	0	100	16	10	160.00	SF	0.00	0.00	100	2016	2016	3	86	0	
5	0060	DECK WOOD	0	100	16	6	96.00	SF	5.00	5.00	100	2016	2016	3	87	418	
6	0700	PORT BLDG	0	100	20	12	240.00	SF	0.00	0.00	100	2018	2018	3	90	0	
8	0125	MTL/VYL AC	0	100	0	0	60.00	LF	19.00	19.00	100	2024	2022	AV	97	1,106	
9	0209	CONCRETE P	0	100	0	0	459.00	SF	8.00	8.00	100	2024	2022	AV	97	3,562	
10	0955	PRIVACY FE	0	100	0	0	40.00	LF	15.00	15.00	100	2024	2022	AV	99	594	
11	0700	PORT BLDG	0	100	10	16	160.00	SF	0.00	0.00	100	2024	2023	AV	98	0	

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							