

EAGLES RIDGE PHASE 2 LOT 39  
 OR 280 P 445 OR 354 P 672  
 OR 419 P 657 OR 956 P 539

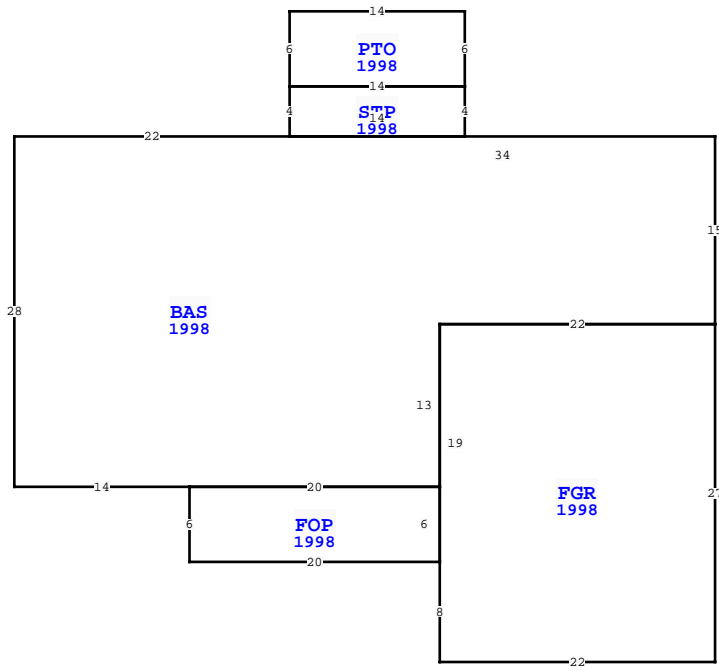
HIGDON JOSEPH W IV/HIGDON ANDREA R  
 94 EAGLES RIDGE DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-077-199-10338-B39

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	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	10	LAMINATED	50		
Interior Floo	11	CLAY TILE	50		
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	199.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1998	1,282	157,690
FGR	594	50	1998	297	36,532
FOP	120	30	1998	36	4,428
PTO	84	5	1998	4	492
STP	56	10	1998	6	738
TOTALS	2,136			1,625	199,880

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%	- 2015								
Heated Area: 1282						HX Base Yr 2015					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		199,880			
TOTAL MARKET OB/XF VALUE		8,442			
TOTAL LAND VALUE - MARKET		25,000			
TOTAL MARKET VALUE		233,322			
SOH/AGL Deduction		106,214			
ASSESSED VALUE		127,108			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		77,108			
TOTAL JUST VALUE		233,322			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		167,045			
5 YR PRCL CK, CHG EYB 1998 TO 2013, XFOBS					
5 YR PRCL CH CHG FLOORING					
XFOB LN 3-4					
PU CORR TRAV, PU CORR DIMENS XFOB LN 2, PU					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2014840	RE-ROOF	0	10/10/2014		
2013383	MECH	0	06/12/2013		
22652	N/A	0	08/28/1997		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0956/0539	12/01/2014	WD Q	Q I	01	118,000
GRANTOR: JOHNSTON RALPH					
GRANTEE: HIGDON JOSEPH W IV					
0419/0657	9/14/2001	WD Q	Q I		112,000
GRANTOR: LAIRD SHARON					
GRANTEE: JOHNSTON RALPH					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1998] W34 STP=[YR=1998] E14 N4 W14 PTO=[YR=1998] E14 N6 W14 S6\$ S4\$ W22 S28 E14 FOP=[YR=1998] S6 E20 FGR=[YR=1998] S8 E22 N27 W22 S19 \$ N6 W20 \$ E20 N13 E22 N15\$.					

EXTRA FEATURES															94 EAGLES RIDGE DR, CRAWFORDVILLE	
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
2	0210	CONCRETE D	0	100	60	16			960.00	100	1998	1998	3	57	3,283	
3	0211	CONCRETE W	0	100	28	4			112.00	100	1998	1998	3	57	383	
4	0955	PRIVACY FE	0	100	0	0			403.00	100	2014	2014	3	79	4,776	

LAND DESCRIPTION															TOTAL OB/XF										8,442
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								