

OLD COURTHOUSE SQUARE LOT 26
OR 426 P 62 OR 541 P 111
OR 550 P 51

ROBINSON CHRISTOPHER/ROBINSON ANITA J
430 SPRING CREEK HWY
CRAWFORDVILLE, FL 32327

2024

00-00-077-280-10378-A26

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 Floor	14	CARPET		70	
Interior Floor	11	CLAY TILE		30	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				2	100
Bathrooms				2.5	100
Story Height				0	100
Stories	2.			2.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0401	TOWNHOUSE			
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	280.00	0.80/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2005	720	46,610
DCK	178	10	2005	18	1,166
DCK	133	10	2016	13	841
FUS	720	100	2005	720	46,610
STP	8	10	2005	1	64
TOTALS	1,759			1,472	95,291

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	1,472	121.5000	87.48	128,771	2005	2005	0	0	26.00	74.00
1 TWNHSE 0% - 2024 Heated Area: 1440 HX Base Yr											
BLD DATE	03/27/2017	MMSR	LGL DATE	03/27/2017	MMSR	AG DATE	03/27/2017	MMSR			
XF DATE	03/27/2017	MMSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				95,291		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				125,291		
SOH/AGL Deduction				0		
ASSESSED VALUE				125,291		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				125,291		
TOTAL JUST VALUE				125,291		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				127,865		
5 YR PRCL CH, N/C						
OR 729 P 162 IS LETTER OF ADMIN						
REMOVE OR 729 P 162 FROM SALE						
5 YR PRCL CH, PU CORR TRAV						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000387	RE-ROOF/SHINGLES-		05/30/2024			
32828	RENO-LR	0	12/15/2004			
32684	TWNHSE	0	11/16/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0385	5/31/2022	WD	Q	I	01	125,000
GRANTOR: VARGAS NICKOLAS ALLAN						
GRANTEE: ROBINSON CHRISTOPHE						
0703/0766	3/15/2007	QC	Q	V	01	100
GRANTOR: VARGAS APRIL & NICK						
GRANTEE: VARGUS NICK						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005] W18 DCK=[YR=2005] E14 N14 DCK=[YR=2016] E2 R1 U1 N7 W16 L1 D1 S5 D2 R2 E12\$ W12 S9 W2 S5\$ S40 E11 STP=[YR=2005] W4 S2 E4 N2\$ E7 PTR=E10 FUS=[YR=2005] E18 N40 W18 S40\$ W10\$ N40\$.						

EXTRA FEATURES																
L	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

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000810	C	TOWNHOUSE1	0				0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							