WILDWOOD ACRES UNIT 1
BLOCK A LOT 3
OR 84 P 531 OR 101 P 764

BLACK JERALD
45 WILDWOOD DR
CRAWFORDVILLE, FL 32327-4105

2024

00-00-086-128-11586-005

BUILDING CHARACTERISTICS

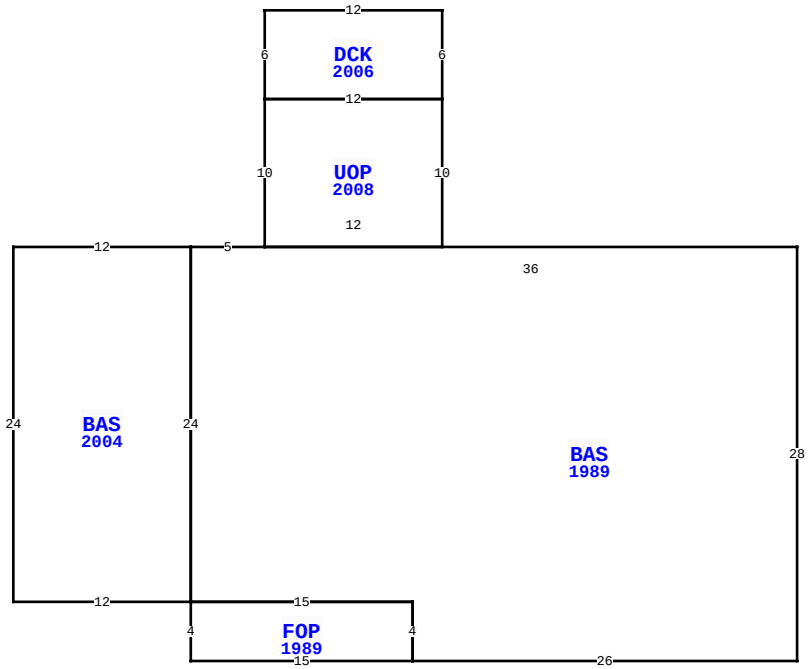
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 60
Exterior Wall	02	WALL BOARD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 08
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1989	1,088	46,245
BAS	288	100	2004	288	12,241
DCK	72	10	2006	7	297
FOP	60	30	1989	18	765
UOP	120	20	2008	24	1,020
TOTALS	1,628			1,425	60,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	83.4700	79.30	113,002	1989	1994	0	0	0	46.40	53.60

1 SINGLE FAM 100% - 2021 Heated Area: 1376 HX Base Yr 2021



45 WILDWOOD DR, CRAWFORDVILLE

BLD DATE	02/14/2018	MMTP	LGL DATE		
XF DATE	02/14/2018	MMTP	LAND DATE	02/14/2018	MMTP
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,569
TOTAL MARKET OB/XF VALUE		9,843
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		90,412
SOH/AGL Deduction		0
ASSESSED VALUE		90,412
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,412
TOTAL JUST VALUE		90,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,827

2023 TRIM RTND, COA TO HX LOCATION
FR, 5 YR CK, NC.
COA PER NCOA REPORT
ADD HX FOR 2021-BLACK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000066	SFD	0	07/23/2021
32577	ENCLOSE GARAGE	0	10/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0871	2/18/2020	WD	Q	I	01	156,000
GRANTOR: HAMPTON TIFFANY L & B						
GRANTEE: BLACK JERALD						
1062/0193	2/07/2018	QC	U	I	30	100
GRANTOR: UFRET TIFFANY L N/K/A						
GRANTEE: HAMPTON TIFFANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1989] W36 UOP=[YR=2008] E12 N10 W12 DCK=[YR=2006] E12 N6 W12 S6$ S10 $ W5 S24 BAS=[YR=2004] N24 W12 S24 E12$ FOP=[YR=1989] S4 E15 N4 W15$ E15 S4 E26 N28$.

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	0210	CONCRETE D	0	100	118	10	1,180.00	SF	6.00	6.00	100	1999	1999	3	20	1,416	
2	0211	CONCRETE W	0	100	16	4	64.00	SF	6.00	6.00	100	1999	1999	3	20	77	
3	0620	WOOD UTL B	0	100	10	10	100.00	SF	6.00	6.00	100	2006	2006	3	27	162	
4	0940	OPEN SHED	0	100	16	10	160.00	SF	4.00	4.00	100	2006	2006	3	27	173	
5	0940	OPEN SHED	0	100	8	4	32.00	SF	4.00	4.00	100	2006	2006	3	27	35	
6	0955	PRIVACY FE	0	100	0	0	760.00	LF	15.00	15.00	100	2012	2012	3	70	7,980	

LAND DESCRIPTION

TOTAL OB/XF 9,843

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/03/2023 BY FRLA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/22/2026 BY SYS