

WILDWOOD ACRES UNIT 1  
 BLOCK A LOT 10  
 OR 57 P 533 535 536 & 540

PARKS ANDREW RYAN/  
 107 WILDWOOD DR  
 CRAWFORDVILLE, FL 32327

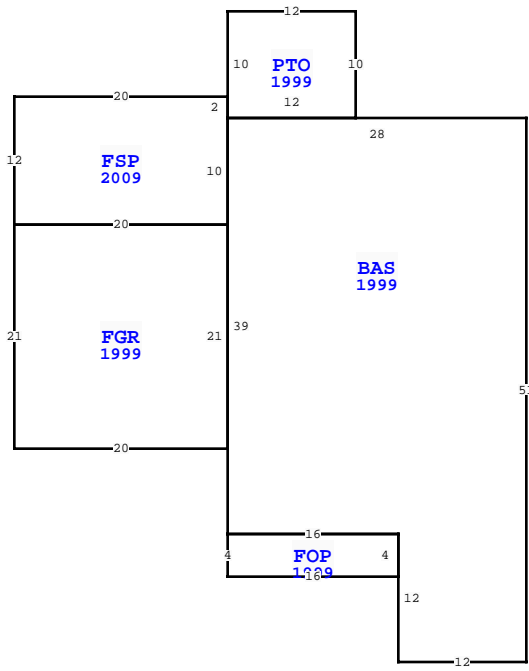
2024

00-00-086-128-11586-012



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
30	VINYL 90		
20	FACE BRICK 10		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 70		
14	CARPET 30		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms 3 100		
	Bathrooms 2 100		
	Story Height 0 100		
1.	1. 100		
	Units 0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA	08	
000	1.00/		
	TOTAL GROSS AREA	PCT OF BASE	YEAR
	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,236	100	1999
FGR	420	50	1999
FOP	64	30	1999
FSP	240	55	2009
PTO	120	5	1999
TOTALS	2,080		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,603	109.1000	103.64	166,135	1999	1999	0	0	24.00	76.00
1 SINGLE FAM 100% - 2023 Heated Area: 1236 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,263	
TOTAL MARKET OB/XF VALUE		7,006	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		153,269	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,269	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		103,269	
TOTAL JUST VALUE		153,269	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		154,688	
COA PER OWNR REQ			
5 YR PRCL CH, ADJ DIMS XFOB LN 1, PU 0210			
COA PER USPS FORM 3547			
BRYAN PORTED 2019 VALUES/10114-016/2021R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000114	REROOF-CO	0	02/27/2019
025471	SFD	0	07/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1103/0495	3/12/2019	WD Q	Q	I	01	162,000
GRANTOR: BRYAN JEFFERY & STAPL						
GRANTEE: PARKS ANDREW RYAN						
0981/0704	9/23/2015	WD Q	Q	I	01	112,000
GRANTOR: MAGEE BRAD A & KIMBER						
GRANTEE: BRYAN JEFFERY & STA						

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	66	16	1,056.00	SF	6.00	6.00	100	1999	1999	3	20	1,267	
2	0140	FIRE PLACE	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	1999	1999	3	56	1,064	
3	0211	CONCRETE W	0 100	17	3	51.00	SF	6.00	6.00	100	1999	1999	3	20	61	
4	0955	PRIVACY FE	0 100	0	0	122.00	LF	15.00	15.00	100	2009	2009	3	55	1,007	
5	0700	PORT BLDG	0 100	20	10	200.00	SF	8.00	8.00	100	2009	2009	3	72	1,152	
6	0210	CONCRETE D	0 100	0	0	440.00	SF	6.00	6.00	100	2021	2021	3	93	2,455	
TOTALS															7,006	

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			132.00	350.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							