



LOT 106 HS P-4-4-M-18  
 IN SW1/4 OF LOT 106 HS  
 OR 63 P 868 & OR 84 P 440

ORRELL TIMOTHY CRAIG  
 69 MEADOW RIDGE DR  
 CRAWFORDVILLE, FL 32327-0791

**2024**

00-00-106-000-11746-004

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	100		
Heating Type	01	NONE	100		
Air Condition	02	WINDOW	100		
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.5	1.5	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	120	100	2017	120	9,200
FWS	240	45	2017	108	8,280
UST	96	45	2017	43	3,297
TOTALS	456			271	20,777

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0102	01	271	85.8500	81.56	22,103	2017	2017	0	0	6.00	94.00	
2 Guest/In-Law 0% - 2024 Heated Area: 120 HX Base Yr												

BLD DATE	10/21/2019	MMJT	LGL DATE	
XF DATE	10/21/2019	MMJT	LAND DATE	10/21/2019
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				169,216		
TOTAL MARKET OB/XF VALUE				732		
TOTAL LAND VALUE - MARKET				37,500		
TOTAL MARKET VALUE				207,448		
SOH/AGL Deduction				0		
ASSESSED VALUE				207,448		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				207,448		
TOTAL JUST VALUE				207,448		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				201,687		
5 YR PRCL CK, DEL XFOB LN 4-6, PU BLDG 2.						
COA PER WAK TCO - SEND QUESTIONNAIRE						
BLDG TYPE, PU XFOB LN 4-6						
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL, CORR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/0588	9/12/2022	WD	Q	I	01	320,000
GRANTOR: COHA22 LLC						
GRANTEE: ORRELL TIMOTHY CRAI						
1283/0585	9/12/2022	QC	U	I	11	100
GRANTOR: COULTRY WILLIAM						
GRANTEE: COHA22 LLC						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
FWS=[YR=2017] W20 S12 E20 PTR=E20 FUS=[YR=2017] E10 N12 W10 S12\$ W20\$ N12\$ UST=[YR=2017] E8 N12 W8 S12\$.						

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
69 MEADOW RIDGE DR, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION													TOTAL OB/XF					0							
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	