

ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	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	04	PLYWOOD	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1.5	100		
Fireplace	02	FIREPLACE EXCELLENT	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	05		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	125,113
DCK	20	10	2001	2	173
DCK	100	10	2001	10	867
FOP	72	30	1993	22	1,906
USP	280	40	2001	112	9,704
USP	460	40	2009	184	15,942
TOTALS	2,376			1,774	153,705

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%	- 2024		Heated Area: 1444					HX Base Yr 2024	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		153,705			
TOTAL MARKET OB/XF VALUE		19,796			
TOTAL LAND VALUE - MARKET		25,000			
TOTAL MARKET VALUE		198,501			
SOH/AGL Deduction		0			
ASSESSED VALUE		198,501			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		148,501			
TOTAL JUST VALUE		198,501			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		160,434			
COA PER REQUEST OF NANCY CROSBY SEE SCANS					
2022 HX DENIAL SENT					
REMOVE 2022 HX NO RESPONSE TO HQ LETTER					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000071	SIDING-CO	0	03/06/2020		
17001665	SEAWALL	0	11/30/2017		
2013901	MECH	0	12/12/2013		
201293	RE-ROOF	0	02/24/2012		
2009803	GAS	0	10/02/2009		
2009199	SCREEN PORCH	0	03/10/2009		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1307/0131	4/03/2023	WD Q	I	01	240,000
GRANTOR: CROSBY NANCY R					
GRANTEE: JOYNT ELIZABETH C &					
1254/0187	3/02/2022	SA U	I	30	100
GRANTOR: ESTATE OF CROSBY JAME					
GRANTEE: CROSBY NANCY R					
BUILDING NOTES					
BUILDING DIMENSIONS					
DCK=[YR=2001] W10 S10 E10 USP=[YR=2001] W10 S28					
BAS=[YR=1993] N38 W38 S38 FOP=[YR=1993] W18 S4 E18 N4\$					
DCK=[YR=2001] S4 R10 U4 W10\$ E10 PTR=E10 USP=[YR=2009] E20					
N23 W20 S23\$ W10\$ N28\$ N10\$.					

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	0940	OPEN SHED	0 100	14	16	224.00	SF	4.00	4.00	100	1980	1980	3	20	179	
2	0040	CARPORT FI	0 100	19	12	228.00	SF	12.00	12.00	100	1980	1980	3	20	547	
3	0620	WOOD UTL B	0 100	16	10	160.00	SF	6.00	6.00	100	1980	1980	3	20	192	
4	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	1983	1983	3	20	260	
5	0007	ELECTRIC L	0 100	0	0	1.00	UT	7,500.00	7,500.00	100	2001	2001	3	20	1,500	
6	0330	BOAT SHED	0 100	18	14	252.00	SF	15.00	15.00	100	2001	2001	3	20	756	
7	0211	CONCRETE W	0 100	69	3	207.00	SF	6.00	6.00	100	1980	1980	3	20	248	
8	0040	CARPORT FI	0 100	15	12	180.00	SF	12.00	12.00	100	1980	1980	3	20	432	
9	0960	SCREEN ROO	0 100	15	16	240.00	SF	21.00	21.00	100	2005	2005	3	64	3,226	
10	0009	DUMBWAITER	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	66	6,600	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

LOT 115 HS P-6-1-M-25D
 LYING IN SW 1/4 OF LOT 115 HS
 OR 48 P 579

JOYNT ELIZABETH C/BRITT PHYLLIS M
 4099 SPRING CREEK HWY
 CRAWFORDVILLE, FL 32327

2024

00-00-115-000-11882-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																															
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