

LOT 115 HS P-45-M-25D
 LYING IN SW 1/4 OF LOT 115 HS
 OR 37 P 920 OR 268 P 285

KEARNS AND LEONG LLC
 27424 NW 193RD AVE
 HIGH SPRINGS, FL 32643

2024

00-00-115-000-11923-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	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
BAS	1,500	100	2008
DCK	24	10	2008
DCK	24	10	2008
DCK	105	10	2008
DCK	144	10	2008
FOP	128	30	2008
FSP	600	55	2008
PCP	2,100	10	2008
TOTALS	4,625		

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%	- 0		265,103	2008	2008	0	0	15.00	85.00		
Heated Area: 1500 HX Base Yr													
BLD DATE	02/28/2019	MMSR	LGL DATE	02/28/2019	MMSR								
XF DATE	02/28/2019	MMSR	LAND DATE	02/28/2019	MMSR								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	225,338		
TOTAL MARKET OB/XF VALUE	2,956		
TOTAL LAND VALUE - MARKET	25,000		
TOTAL MARKET VALUE	253,294		
SOH/AGL Deduction	100,882		
ASSESSED VALUE	152,412		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	102,412		
TOTAL JUST VALUE	253,294		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	251,547		
5 YR PRCL CK, CHG ELMNTS AS FUTURE PAP, NO VISUAL			
COA VIA PHONE. COA FORM SENT TO BE FILLED OUT.			
COMPLETE IN 2018 PER OWNER			
XFOB LN 1, CORR YR XFOB LN 5, MINOR REPAIRS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071655	GAS	0	11/14/2007
20062002	SFD-CO	0	12/27/2006
2006740	DEMO SFD	0	04/28/2006
024382	ELEC	0	12/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0734	5/24/2024	WD	Q	I	01	450,000
GRANTOR: MCCLELLAN WILLIAM J						
GRANTEE: KEARNS AND LEONG LL						
0366/0757	11/04/1999	WD	U	I		45,575
GRANTOR: MCCLELLAN WILLIAM J &						
GRANTEE:						

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	0620	WOOD UTL B	0	100	14	10	140.00	SF	6.00	6.00	100	1965	1965	3	20	168	
2	0211	CONCRETE W	0	100	12	12	144.00	SF	6.00	6.00	100	2008	2008	3	34	294	
3	0211	CONCRETE W	0	100	8	16	128.00	SF	6.00	6.00	100	2008	2008	3	34	261	
4	0872	SEAWALL VI	0	100	0	0	165.00	LF	38.00	38.00	100	2008	2008	3	34	2,132	
5	0940	OPEN SHED	0	100	14	9	126.00	SF	4.00	4.00	100	1965	1965	3	20	101	
TOTALS																	

BUILDING NOTES													
4101 SPRING CREEK HWY, CRAWFORDVILLE													
BUILDING DIMENSIONS													
FSP=[YR=2008] W19 DCK=[YR=2008] N12 W12 S12 E12\$ W31 PTR=N10 DCK=[YR=2008] N4 W6 S4 E6\$ S10\$ S12 E50 BAS=[YR=2008] W50 S30 FOP=[YR=2008] S8 PTR= S10 DCK=[YR=2008] S5 E7 S5 E7 N5 E7 N5 W7 S5 W7 N5 W7\$ N10\$ E16 N8 W16\$ E16 DCK=[YR=2008] S4 E6 N4 W6\$ E34 N30\$ N12\$ PTR=E10 PCP=[YR=2008] S42 E50 N42 W50\$ W10\$.													

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	DPH 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							