

WEST POINT SUBD UNIT 3
 BLOCK A LOT 11
 OR 52 P 522 & OR 165 P 03

MCKENZIE BRAD M/MCKENZIE TAMMY R
 P O BOX 95
 CRAWFORDVILLE, FL 32326

2024

00-00-121-072-12138-000

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,381	96.0500	91.25	126,016	1977	1993	0	0	59	30.00	59.00

1 SINGLE FAM 100% - 2023 Heated Area: 960 HX Base Yr 2023

WAKULLA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,349
TOTAL MARKET OB/XF VALUE		1,475
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		130,824
SOH/AGL Deduction		34,370
ASSESSED VALUE		96,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,454
TOTAL JUST VALUE		130,824
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		130,816

PU/DEMO XFOBS AS FUTURE NEW/DEL. NO VISIBLE STORM
 5 YR PRCL CK, CHG QUAL FROM BELOW AVG TO FAIR, CHG
 COA PER TCO - H4 QUESTIONNAIRE FOR COA W/ HX
 COA PER HX APP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00065	BOAT LIFT, DOCK,		01/16/2024
21000242	REPAIRS-CC	0	03/09/2021
15000310	ROOF OVER	0	04/13/2015
29675	ELEC WRK	0	12/17/2002
024451	BLDG	0	12/17/1998

QUALITY	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 06			
NEIGHBORHOOD/LOC	72.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	51,684
DCK	390	10	1993	39	2,100
DCK	238	10	2002	24	1,292
DCK	276	10	2002	28	1,507
FOP	216	30	1993	65	3,499
PCP	738	10	1993	74	3,984
PST	100	15	1993	15	808
PTO	216	5	1993	11	592
PTO	220	5	1993	11	592
UOP	308	20	1993	62	3,338
TOTALS	4,120			1,381	74,349

** This building has 11 Sub-Areas
 42 BAYOU RD, CRAWFORDVILLE

BLD DATE	02/28/2019	RTSR	LGL DATE	02/28/2019	RTSR
XF DATE	02/28/2019	RTSR	LAND DATE	02/28/2019	RTSR
INC DATE			AG DATE		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/0094	12/07/2020	WD Q	Q	I	01	140,000

GRANTOR: HORENBEIN TRACY & LAN
 GRANTEE: MCKENZIE BRAD M TAM
 0852/0233 5/10/2011 WD Q I 01 170,000
 GRANTOR: COLLINS PATRICIA
 GRANTEE: HORENBEIN TRACY & L

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	0820	SEAWALL,WO	0	100	0	0			34.00	25	2002	2002	3	25	527	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2014	2014	3	79	948	

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W27 DCK=[YR=2002] W4 S22 W5 S6 E5 S24 E4 N52\$
 S58 E3 N49 E24 BAS=[YR=1993] W24 S40 E24 FOP=[YR=1993] W24 S9
 E24 N9\$ DCK=[YR=2002] S3 E12 N23 W12 S20\$ N40\$ PTR=E25
 PTO=[YR=1993] S8 E27 UOP=[YR=1996] W18 S21 E10 S10 E8
 PCP=[YR=1993] W18 PST=[YR=1993] E10 N10 W10 S10\$ N31 W9 S48
 E27 UOP=[YR=1993] E11 N28 W11 PTO=[YR=1993] E11 N20 W11 S20\$
 S28\$ N17\$ N31 \$ N8 W27\$ W25\$ N9\$.

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	000130	C	SFR WATER	100			60.00	100.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							