

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

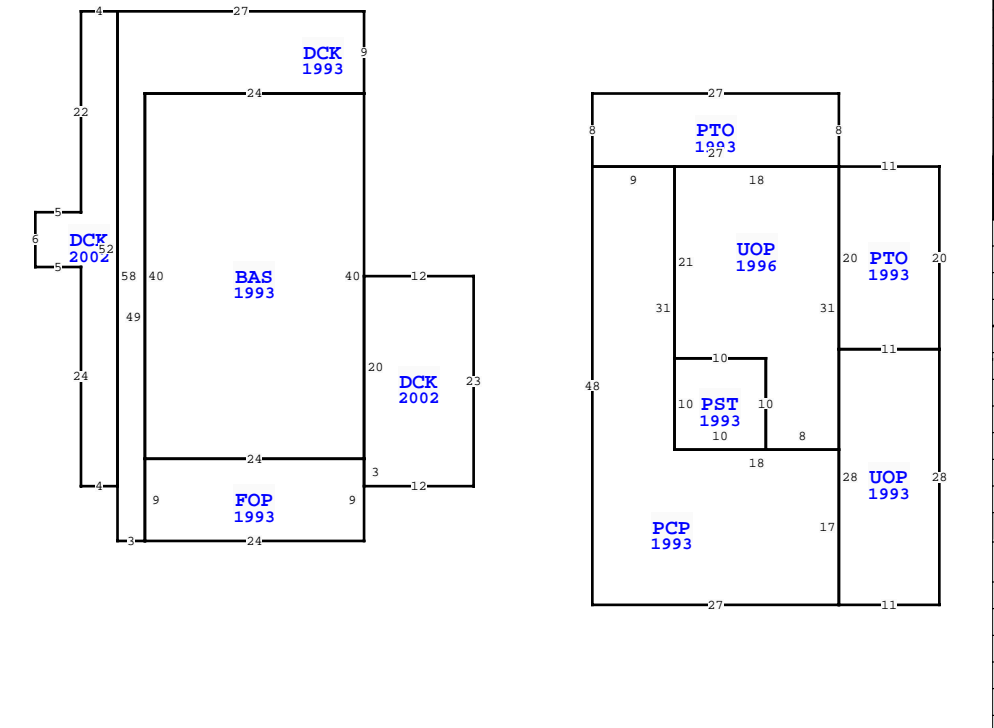
2024

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



** This building has 11 Sub-Areas

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

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
02	BELOW AVERAGE	4	72.00
0100	SINGLE FAMILY		1.00/
		MKT AREA	
		06	

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

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		62.00	LF	34.00	25	2002	2002	3	25	527
2	0955	PRIVACY FE	0	100	0	0		80.00	LF	15.00	100	2014	2014	3	79	948

EXTRA FEATURES											
42 BAYOU RD, CRAWFORDVILLE											
TOTAL OB/XF 1,475											

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
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

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	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	Q	I	01	170,000
GRANTOR: COLLINS PATRICIA						
GRANTEE: HORENBEIN TRACY & L						

BUILDING NOTES											
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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	DPTH 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							