

SNUG HARBOR REPLAT  
 BLOCK A LOT 2  
 OR 336 P 47 OR 437 P 49

DUHAN SUSAN C  
 49 HARBOUR POINT DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-121-148-11964-8A2

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	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100

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: 1300 HX Base Yr 2024

Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 06			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2023	1,300	163,020
DCK	48	10	2023	5	627
DCK	192	10	2023	19	2,383
FOP	192	30	2023	58	7,273
PCP	1,684	10	2023	168	21,067
TOTALS	3,416			1,550	194,370

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/14/2019	MMJT	

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	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2022	3	98	9,800	
2	0701	PORT BLDG	0	100	20	8	160.00	SF	6.00	6.00	100	2022	2022	3	98	941	
3	0210	CONCRETE D	0	100	35	26	910.00	SF	6.00	6.00	100	2024	2023		100	5,460	
4	0060	DECK WOOD	0	100	4	4	16.00	SF	5.00	5.00	100	2024	2023		100	80	

EXTRA FEATURES																
49 HARBOUR POINT DR, CRAWFORDVILLE																
TOTAL OB/XF 16,281																

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	000100	C	SFR	100			75.00	115.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

LAND DESCRIPTION																								
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			194,370
TOTAL MARKET OB/XF VALUE			16,281
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			295,651
SOH/AGL Deduction			67,379
ASSESSED VALUE			228,272
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			178,272
TOTAL JUST VALUE			295,651
NCON VALUE			199,910
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,960
2024 TRIM RTS - TEMP AWAY			
PU SFD & XFOBS; KEYED BY FR 11/2/23			
COA MAILING ADDRESS PER HX APP			
PERMIT PU DUMBWAITER & UT BLG CC 5/23/22			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001140	SHED-CARGO LIFT-C	0	01/10/2022
21000951	SFD-CO	0	10/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0554	4/27/2021	WD Q	Q	V	01	85,000
GRANTOR: CRUSH RICHARD J & KAT						
GRANTEE: DUHAN SUSAN C						
0502/0138	9/02/2003	WD Q	Q	V		140,000
GRANTOR: BUXTON						
GRANTEE: CRUSH						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=110,10] W20 W16 W16 S4 S21 E52 N25 \$																
DCK=[YR=2023;ORIG=74,-2] E16 S12 W16 N12 \$																
FOP=[YR=2023;ORIG=74,-2] W16 S8 S4 E16 N12 \$																
DCK=[YR=2023;ORIG=58,6] W6 S8 E6 N4 N4 \$																
PCP=[YR=2023;ORIG=26,-2] W32 S37 E52 N25 W20 N12 \$																