

SOUTHSIDE ESTATES LOT 11
OR 23 P 721 OR 110 P 263
OR 160 P 515 OR 177 P 643

VAUGHAN MARK/VAUGHAN LORI
46 SOUTHSIDE DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-159-11969-A11



ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
Kitchen	GD	GOOD 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,315	173.8800	165.19	382,415	1996	2012	0	0	11.00	89.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1607 HX Base Yr 2022												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1996	1,440	211,708
BAS	167	100	2015	167	24,552
DCK	1,054	10	1996	105	15,437
DCK	36	10	2015	4	588
FOP	320	30	1996	96	14,114
FOP	320	30	1996	96	14,114
FSP	200	55	1996	110	16,172
FSP	280	55	1996	154	22,641
PCP	290	10	1996	29	4,264
PCP	644	10	1996	64	9,409
TOTALS	5,563			2,315	340,349

** This building has 13 Sub-Areas
46 SOUTHSIDE DR, CRAWFORDVILLE

BLD DATE	05/18/2018	MMJT	LGL DATE	
XF DATE	05/18/2018	MMJT	LAND DATE	05/18/2018
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	340,349		
TOTAL MARKET OB/XF VALUE	16,045		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	426,394		
SOH/AGL Deduction	133,349		
ASSESSED VALUE	293,045		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	238,045		
TOTAL JUST VALUE	426,394		
NCON VALUE	5,571		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	440,527		
MM 5YR CK CHG CODE ON XFOBS, PU XFOBS 7/21/2023			
5 YR PRCL CK, N/C			
1, PU XFOB LN 5-6, DEL XFOB LN 9-11			
5 YR PRCL CH, PU CORR TRAV, CHG CODE XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000124	ENCLOSE SCREEN PO		03/21/2024
PR23-000002	STORAGE ROOM	0	02/14/2023
18001017	ELECTRIC	0	11/13/2018
2014968	ALTERATION	0	12/09/2014
2009249	AC CHG OUT	0	03/25/2009
20225	N/A	0	10/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0450	11/12/2021	WD	Q	I	01	475,000
GRANTOR: WOOD NANCY						
GRANTEE: VAUGHAN MARK & LORI						
0957/0157	12/04/2014	WD	Q	I	01	229,000
GRANTOR: REMKE STEPHEN J & BRE						
GRANTEE: WOOD JERRY & NANCY						

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	0371	FLOATING D	0	100	18	10	180.00	SF	20.00	20.00	100	1996	1996	3	20	720	
2	0375	WOOD WALK	0	100	4	24	96.00	SF	15.00	15.00	100	1996	1996	3	20	288	
3	0820	SEAWALL,WO	0	100	0	0	70.00	LF	34.00	34.00	100	1996	1996	3	20	476	
4	0080	4' CHAINLI	0	100	0	0	48.00	LF	13.00	13.00	100	2003	2003	3	21	131	
5	0211	CONCRETE W	0	100	20	4	80.00	SF	6.00	6.00	100	2013	2013	3	57	274	
6	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2013	2013	3	80	8,000	
7	0380	BRICK PATI	0	100	15	13	195.00	SF	3.00	3.00	100	2013	2013	3	100	585	
13	0210	CONCRETE D	0	100	34	12	408.00	SF	6.00	6.00	100	2024	2022	AV	97	2,375	
14	0210	CONCRETE D	0	100	32	12	384.00	SF	6.00	6.00	100	2024	2022	AV	97	2,235	
15	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	2024	2022	AV	97	512	

BUILDING NOTES			
FSP=[YR=1996] W20 PTR=N5 W30 S5 PTO=[YR=2015] W10 S9 E10			
PCP=[YR=1996] W10 S29 PTO=[YR=1996] N29 W5 N10 W19 S10 W13 S6			
E28 S23 PCP=[YR=1996] N23 W28 S23 E28\$ E9\$ E10 N29\$ N9\$ N5			
E30 S5\$ S14 FOP=[YR=1996] N6 W14 L4 D4 S34 D4 R4 E14 N6			
FSP=[YR=1996] S10 E20 N10 W20\$ W14 N30 E14\$ E20 BAS=[YR=1996]			
W34 S30 E48 N30 W14\$ FOP=[YR=1996] E14 S30 W14 S6 E14 R4 U4			
N30 PTR=E10 DCK=[YR=1996] S20 E23 BAS=[YR=2015] W9 S15 E13 N8			
W4 N7\$ PST=[YR=1996] S7 E4 S8 E5 N15 W9\$ E20 S21 E4 N36			
DCK=[YR=2015] N4 W9 S4 E9\$ W14 N10 W20 S5 W13\$ W10\$ N4 U4 L4			
W14 S6\$ N14\$.			

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	000131	C	SFR CANAL	100			0.00	0.00	1.00	LT	1.00	1.00	1.00	70,000.00	70,000.00	70,000							

TOTAL OB/XF												
15,596												

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																										
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16	0620	WOOD UTL B	0 100	14 6	84.00	SF	6.00	6.00	100	2024	2020	AV	89	449																												

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