

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3.5 100
Story Height		0 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,583	166.0600	189.31	678,298	2008	2008	0	0	0	15.00	85.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2938 HX Base Yr														



** This building has 11 Sub-Areas
51 WALKER CREEK DR, CRAWFORDVILLE

BLD DATE	01/30/2020	MMSR	LGL DATE	
XF DATE	01/19/2018	MMSR	LAND DATE	01/30/2020
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			576,553	
TOTAL MARKET OB/XF VALUE			47,437	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			773,990	
SOH/AGL Deduction			0	
ASSESSED VALUE			773,990	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			773,990	
TOTAL JUST VALUE			773,990	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			779,871	
COA PER NCOA REPORT				
ADD HX FOR 2021-RIECHERT				
EMLD DR501R TO LEON FOR LOWE-PORTED 2020VALS				
FROM 11968-B09				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001370	BOAT LIFT-CO	0	10/11/2019	
18000201	REPAIR	0	02/26/2018	
17000090	FLOATING DOCK-CO	0	01/31/2017	
20061879	SFD-CO	0	11/27/2006	
20061642	CONST TRAILER	0	10/11/2006	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0438	3/17/2023	WD Q	Q	I	01	870,000
GRANTOR: REICHERT JOSEPH H & S						
GRANTEE: JARRARD JOEY ALLEN						
1184/0001	12/15/2020	WD Q	Q	I	01	655,000
GRANTOR: LOWE D BRIAN & FRANCE						
GRANTEE: REICHERT JOSEPH H &						

QUALITY					
07 GOOD					
DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		MKT AREA			
4		06			
NEIGHBORHOOD/LOC					
122.300 1.20/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	2008	1,449	233,164
DCK	81	10	2008	8	1,287
FEP	250	80	2008	200	32,183
FOP	54	30	2008	16	2,575
FOP	54	30	2008	16	2,575
FOP	78	30	2008	23	3,701
FOP	238	30	2008	71	11,425
FOP	364	30	2008	109	17,540
FOP	535	30	2008	160	25,747
FUS	1,289	100	2008	1,289	207,418
TOTALS	4,996			3,583	576,553

EXTRA FEATURES														TOTAL OB/XF		42,847	
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	0005	ELEVATOR	0	0	0	1.00	UT	29,000.00	29,000.00	100	2008	2008	3	70	20,300		
2	0209	CONCRETE P	0	0	53	16	SF	8.00	8.00	100	2008	2008	3	34	2,307		
3	0209	CONCRETE P	0	0	24	4	SF	8.00	8.00	100	2008	2008	3	34	261		
4	0209	CONCRETE P	0	0	70	4	SF	8.00	8.00	100	2009	2009	3	39	874		
5	0335	ALUMINUM W	0	0	16	3	SF	17.00	17.00	100	2018	2018	3	80	653		
6	0350	BOATDOCK A	0	0	24	8	SF	24.00	24.00	100	2018	2018	3	80	3,686		
7	0375	WOOD WALK	0	0	4	4	SF	15.00	15.00	100	2018	2018	3	80	192		
8	0371	FLOATING D	0	0	28	10	SF	20.00	20.00	100	2018	2018	3	80	4,480		
9	0006	ELECTRIC L	0	0	0	1.00	UT	8,500.00	8,500.00	100	2019	2019	3	85	7,225		
10	0375	WOOD WALK	0	0	45	5	SF	15.00	15.00	100	2019	2019	3	85	2,869		

BUILDING NOTES													
BUILDING DIMENSIONS													
FUS=[YR=2008] W9 FOP=[YR=2008] N8 W17 S14 E17 N6\$ S6 W17 S8 FOP=[YR=2008] S6 W9 N6 E9\$ S6 W9 S22 E9 S7 E17 DCK=[YR=2008] E9 PTR= S20 FOP=[YR=2008] W9 N8 W17 S14 E17 S8 E9 BAS=[YR=2008] W9 N8 W17 S8 FOP=[YR=2008] W9 S6 E9 N6\$ S6 W9 S39 PTR= S20 UGR=[YR=2008] S29 E20 PTR= E20 FOP=[YR=2008] E13 N6 FEP=[YR=2008] N24 FOP=[YR=2008] N25 W25 S20 E18 S5 E7\$ W8 S8 W7 S5 E6 S8 W4 S3 E13\$ W13 S6\$ W20\$ N17 E2 N12 W22\$ N20\$ E13 N10 E22 N27 E2 N6 W2 N2\$ N14\$ N20\$ N9 W9 S9\$ N9 E9 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF														42,847	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0			50.00	178.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000												

