

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 Floo	12	HARDWOOD 80
Interior Floo	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	15.00	85.00	



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 GOOD	0100 SINGLE FAMILY	4 MKT AREA 06	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

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

BLD DATE	07/27/2018	MMJTT	LGL DATE	
XF DATE	07/27/2018	MMJTT	LAND DATE	07/09/2015 MMSR
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			576,553
TOTAL MARKET OB/XF VALUE			48,586
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			775,139
SOH/AGL Deduction			0
ASSESSED VALUE			775,139
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			775,139
TOTAL JUST VALUE			775,139
NCON VALUE			23,815
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			765,796
MM 5YR CK PU XFOBS 4/10/2023			
2022 COC R220062 REINSTATE HX , SPOKE TO OWNR			
2022 TRIM RETURNED TO SENDER - UTF			
2022 HX DENIAL SENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000043	RE-PAIR PORCH-CC		02/15/2024
23000031	BOAT LIFT-CC	0	03/24/2023
15000168	DOCK-CO	0	03/16/2015
20061735	ELEC POLE-VOID PR	0	10/31/2006
20061717	SFD-CO	0	10/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0044	11/10/2022	WD	Q	I	01	850,000
GRANTOR: COWAN DONALD E & COWA						
GRANTEE: STORY JAMES WHITNEY						
1035/0262	5/18/2017	WD	Q	I	01	545,000
GRANTOR: DICKMAN MARTHA ROSE I						
GRANTEE: COWAN DONALD E & JI						

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	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	0350	BOATDOCK A	0	0	10	3	SF	24.00	24.00	100	2015	2015	3	67	482	
6	0335	ALUMINUM W	0	0	16	3	SF	17.00	17.00	100	2015	2015	3	67	547	
11	0007	ELECTRIC L	0	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023	AV	100	7,500	
12	0330	BOAT SHED	0	0	30	16	SF	15.00	15.00	100	2024	2023	AV	100	7,200	
13	0375	WOOD WALK	0	0	30	4	SF	15.00	15.00	100	2024	2023	AV	100	1,800	
14	0060	DECK WOOD	0	0	21	11	SF	5.00	5.00	100	2024	2023	AV	100	1,155	
TOTAL OB/XF														42,426		

BUILDING NOTES									
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\$.									

