



BUILDING CHARACTERISTICS		
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
1	SINGLE FAM	100%	- 2012		678,298	2008	2008	0	0	15.00	85.00
			Heated Area: 2938				HX Base Yr 2012				



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

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

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			576,553	
TOTAL MARKET OB/XF VALUE			37,499	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			764,052	
SOH/AGL Deduction			592,562	
ASSESSED VALUE			171,490	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			121,490	
TOTAL JUST VALUE			764,052	
NCON VALUE			7,500	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			765,168	
MM PRMT CK, PU XFOB 6/23/23				
MM 5YR CK PU XFOB 4/10/2023				
SSN. MLD RNWL CARD				
2021 QUESTIONNAIRE RTND COMPLETED-ADDED SPOUS				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22001081	BOAT LIFT-CC	0	01/10/2023	
18000850	REPAIR DOCK	0	08/21/2018	
15000301	DOCK	0	04/20/2015	
20061875	SFD-CO	0	11/27/2006	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/0126	5/15/2020	QC	U	I	11	100
GRANTOR: TENEWITZ JOHN HF & RO						
GRANTEE: TENEWITZ JOHN H & R						
0852/0675	5/05/2011	WD	U	I	12	350,000
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: TENEWITZ JOHN H & R						

QUALITY					
Quality		07	GOOD		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM		4	MKT AREA		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																	
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	100	0	0	1.00	UT	29,000.00	29,000.00	100	2008	2008	3	70	20,300	
2	0209	CONCRETE P	0	100	53	16	848.00	SF	8.00	8.00	100	2008	2008	3	34	2,307	
3	0209	CONCRETE P	0	100	24	4	96.00	SF	8.00	8.00	100	2008	2008	3	34	261	
4	0209	CONCRETE P	0	100	62	4	248.00	SF	8.00	8.00	100	2009	2009	3	39	774	
5	0350	BOATDOCK A	0	100	16	8	128.00	SF	24.00	24.00	100	2015	2015	3	67	2,058	
6	0335	ALUMINUM W	0	100	16	3	48.00	SF	17.00	17.00	100	2015	2015	3	67	547	
7	0371	FLOATING D	0	100	28	10	280.00	SF	20.00	20.00	100	2015	2015	3	67	3,752	
10	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023	AV	100	7,500	

TOTAL OB/XF																	37,499							
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	000131	C	SFR CANAL	100			50.00	175.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE																							
06/23/2023 BY MMAW Total Acres: 0.20 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 04/01/2026 BY SYS																							