

MILL HOLLOW UNIT 1 BLOCK A
 LOT 3 OR 227 P 411
 OR 244 P 158 OR 245 P 373

CHRISTOPHER JAMES M/CHRISTOPHER FRANCES PEDLER
 23 MILL HOLLOW DR
 CRAWFORDVILLE, FL 32327

2024

01-4S-02W-110-01789-0A3

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 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 Floor	10		LAMINATED	70	
Interior Floor	14		CARPET	30	
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	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	5		MKT AREA	10	
NEIGHBORHOOD/LOC	169.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1995	1,684	121,975
FGR	400	50	1995	200	14,486
FOP	100	30	1995	30	2,173
FSP	90	55	1995	50	3,622
TOTALS	2,274			1,964	142,256

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%	- 2018		197,578	1995	1995	0	0	28.00	72.00
Heated Area: 1684 HX Base Yr 2018											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,256
TOTAL MARKET OB/XF VALUE			12,391
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			204,647
SOH/AGL Deduction			42,677
ASSESSED VALUE			161,970
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			111,970
TOTAL JUST VALUE			204,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,708
CORRECTION TO KEYED FIELD WORK.			
MM 5 YR CK, PU XFOB.			
5 YR PRCL CH, CORR FLOOR, PU XFOB LN 4-5			
ADD HX 2018 FOR CHRISTOPHER JAMES & FRANCES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000341	RE-ROOF-CO	0	04/08/2016
019033	N/A	0	11/07/1994
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1057/0678	12/18/2017	WD Q	I 01 184,000
GRANTOR: BROOKS JAMES BRANDON			
GRANTEE: CHRISTOPHER JAMES M			
0996/0022	3/29/2016	WD U	I 12 116,000
GRANTOR: U.S. BANK NATIONAL AS			
GRANTEE: BROOKS JAMES BRANDO			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1995] W22 S6 W15 N6 FSP=[YR=1995] S6 E15 N6 W15\$ W11 S32 E25 S8 E13 FOP=[YR=1995] W13 N8 W4 FGR=[YR=1995] W20 S20 E20 N20\$ S12 E17 N4\$ S4 D2 R2 E5 R2 U2 E1 N44\$.			

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2002	2002	3	59	1,121	
2	0210	CONCRETE D	0	100	80	1,280.00	SF	6.00	6.00	100	2002	2002	3	20	1,536	
3	0211	CONCRETE W	0	100	14	42.00	SF	6.00	6.00	100	2002	2002	3	20	50	
4	0211	CONCRETE W	0	100	0	30.00	SF	6.00	6.00	100	2002	2002	3	20	36	
5	0700	PORT BLDG	0	100	12	120.00	SF	8.00	8.00	100	2015	2015	3	84	806	
6	0955	PRIVACY FE	0	100	0	614.00	LF	15.00	15.00	100	2019	2019	3	96	8,842	
TOTAL OB/XF 12,391																

LAND DESCRIPTION																								
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			151.00	290.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							