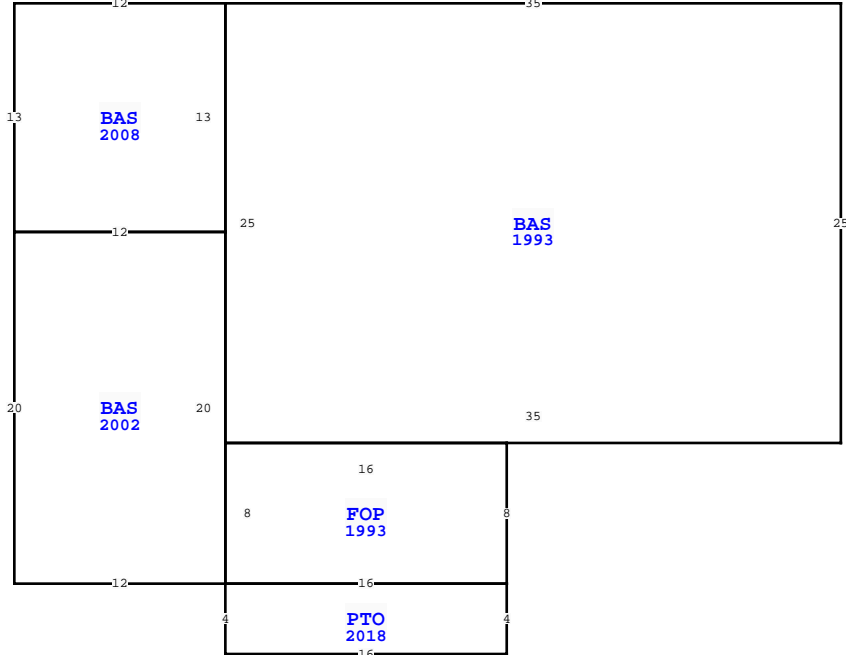




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	15	CONC	BLOCK	80	
Exterior Wall	30	VINYL		20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	01	MINIMUM		50	
Interior Wall	05	DRYWALL		50	
Interior Floo	05	ASPH	TILE	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms				3 100	
Bathrooms				1 100	
Story Height				0 100	
Stories	1.	1.		100	
Units				0 100	
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT	AREA	10	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	27,906
BAS	240	100	2002	240	7,654
BAS	156	100	2008	156	4,975
FOP	128	30	1993	38	1,212
PTO	64	5	2018	3	96
TOTALS	1,463			1,312	41,842

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%	- 1990		Heated Area: 1271					HX Base Yr 1990	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,842
TOTAL MARKET OB/XF VALUE			8,579
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			80,421
SOH/AGL Deduction			10,583
ASSESSED VALUE			69,838
TOTAL EXEMPTION VALUE	HA HAB 13 SX		69,838
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			80,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,132
MM 5 YR CK, PU NEW TRV, PU XFOB.			
2022 T&P RENEWAL RECD			
2021 T&P RENEWAL RECD			
5 YR PRCL CK, CHG QUAL.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000901	MECH	0	09/30/2015
2008117	UTL BLDG	0	02/11/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
1247/0627	1/18/2022	LD U	V 11
GRANTOR: BROWN JANICE LIFE EST			
GRANTEE: BROWN WILLIAM LYNN,			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W35 BAS=[YR=2008] W12 S13 BAS=[YR=2002] S20 E12 N20 W12\$ E12 N13\$ S25 FOP=[YR=1993] S8 E16 PTO=[YR=2018] W16 S4E16 N4\$ N8 W16\$ E35 N25\$.			

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	0001	BLOCK UTIL	0	100	17	16	272.00	SF	16.00	16.00	100	1980	1980	3	20	870	
2	0940	OPEN SHED	0	100	12	16	192.00	SF	4.00	4.00	100	1980	1980	3	20	154	
3	0940	OPEN SHED	0	100	12	16	192.00	SF	4.00	4.00	100	1980	1980	3	20	154	
4	0940	OPEN SHED	0	100	32	18	576.00	SF	4.00	4.00	100	1980	1980	3	20	461	
5	0810	UNFINISH S	0	100	12	10	120.00	SF	19.00	19.00	100	1980	1980	3	20	456	
6	1000	COOLER	0	100	10	8	1.00	UT	2,500.00	2,500.00	100	1980	1980	3	20	500	
7	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	1996	1996	3	20	216	
8	0210	CONCRETE D	0	100	20	18	360.00	SF	6.00	6.00	100	1996	1996	3	20	432	
9	0211	CONCRETE W	0	100	37	4	148.00	SF	6.00	6.00	100	2008	2008	3	34	302	
10	0210	CONCRETE D	0	100	48	18	864.00	SF	6.00	6.00	100	2008	2008	3	34	1,763	
TOTALS															5,308		

LAND DESCRIPTION															TOTAL OB/XF									
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			0.00	0.00	4.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	30,000							

2 4S 2W P-5-M-49B
 IN NW 1/4 OF NW 1/4
 OR 9 P 661 OR 931 P 309 DC

BROWN JANICE
 5 LITTLE CREEK DR
 CRAWFORDVILLE, FL 32327

2024

02-4S-02W-000-01847-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																
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																				2019 T & P RENEWAL REC'D ADD SX FOR 2014 CHG EXEMPTION TO HX REMOVE T & P EXEMPTION FOR LONNIE BROWN DECEAS																																		
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SALES DATA																																																						
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11	0055	PORTABLE C	0 100	20	18	360.00	SF	3.00	3.00	100	2008	2008	3	34	367																																							
12	0210	CONCRETE D	0 100	22	18	396.00	SF	6.00	6.00	100	2008	2008	3	34	808																																							
13	0620	WOOD UTL B	0 100	8	6	48.00	SF	6.00	6.00	100	1980	1980	3	20	58																																							
14	0250	ASPHALT AV	0 100	237	10	2,370.00	SF	2.00	2.00	100	2010	2010	3	43	2,038																																							
TOTAL OB/XF																3,271																																						
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REVIEW DATE 04/12/2022 BY MMLA Total Acres: 4.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/13/2026 BY SYS																																																						