

OCHLOCKNEE LODGE SUBD  
 BLOCK B LOT 13  
 OR 72 P 802 OR 78 P 917

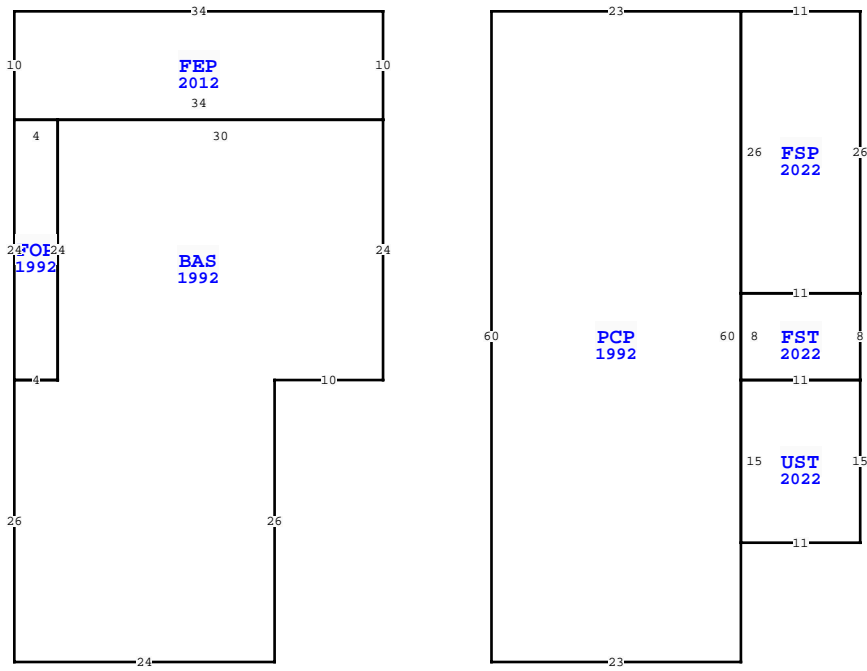
PARSONS AARON  
 260 JACK CRUM RD  
 CRAWFORDVILLE, FL 32327

**2024**

02-6S-03W-002-01344-000  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
11	AVERAGE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
2	100				
0	100				
1.	1. 100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1992	1,344	147,044
FEP	340	80	2012	272	29,759
FOP	96	30	1992	29	3,173
FSP	286	55	2022	157	17,177
FST	88	55	2022	48	5,252
PCP	1,380	10	1992	138	15,098
UST	165	45	2022	74	8,096
TOTALS	3,699			2,062	225,599

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,062	129.4000	122.93	253,482	1992	2012	0	0	11.00	89.00
1 SINGLE FAM 0% - 0 Heated Area: 1616 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			225,599
TOTAL MARKET OB/XF VALUE			19,478
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			315,077
SOH/AGL Deduction			1,559
ASSESSED VALUE			313,518
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			313,518
TOTAL JUST VALUE			315,077
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			317,608
MM +/- XFOB, PU SFD NO CO			
TO 10157-086- 32 WIGEON WAY			
RUFUS PARSONS PORTED 2018 VALUES FOR 2019			
5 YR PRCL CH, CORR TRAV, DEL XFOB LN 9			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014432	RE-ROOF	0	05/30/2014
2012311	MECH	0	05/18/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1085/0515	9/10/2018	QC U	U	I	30	100
GRANTOR: PARSONS RUFUS CLAYBOR						
GRANTEE: PARSONS AARON						
1073/0619	5/14/2018	QC U	U	I	30	100
GRANTOR: PARSONS RUFUS CLAYBOR						
GRANTEE: PARSONS RUFUS CLAYB						

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	0330	BOAT SHED	0	0	28	24			672.00	SF	15.00	2005	2005	3	24	2,419
2	0375	WOOD WALK	0	0	34	3			102.00	SF	15.00	1980	1980	3	20	306
3	0820	SEAWALL,WO	0	0	0	0			82.00	LF	34.00	1980	1980	3	20	558
4	0371	FLOATING D	0	0	16	10			160.00	SF	20.00	2018	2018	3	80	2,560
5	0375	WOOD WALK	0	0	0	0			147.00	SF	15.00	2022	2022	3	97	2,139
6	0955	PRIVACY FE	0	0	0	0			86.00	LF	15.00	2022	2022	3	99	1,277
7	0210	CONCRETE D	0	0	24	24			576.00	SF	6.00	2022	2022	3	97	3,352
8	0210	CONCRETE D	0	0	84	6			504.00	SF	6.00	2022	2022	3	97	2,933
9	0210	CONCRETE D	0	0	34	10			340.00	SF	6.00	2022	2022	3	97	1,979
10	0211	CONCRETE W	0	0	24	9			216.00	SF	6.00	2022	2022	3	97	1,257

TOTAL OB/XF											
18,780											
BLD DATE	09/19/2011	MMSR	LGL DATE								
XF DATE	01/13/2017	MMSR	LAND DATE	01/13/2017 MMSR							
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
FEP=[YR=2012] W34 S10 E34 BAS=[YR=1992] W30 S24 W4											
FOP=[YR=1992] E4 N24 W4 S24\$ S26 E24 PTR=E20 PCP=[YR=1992]											
E23 N60 FSP=[YR=2022] S26 E11 FST=[YR=2022] W11 S8 E11											
UST=[YR=2022] W11 S15 E11 N15\$ N8\$ N26 W11\$ W23 S60\$ W20\$											
N26 E10 N24\$ N10 \$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

