3-3S-1W 5.97
A STRIP OF LAND REACHING FROM
THE N BOUN TO S BOUN & BOUND W

ARD TIMOTHY NEAL/ARD MIRANDA BROOKE
100 OLD BETHEL RD
CRAWFORDVILLE, FL 32327

2024

03-3S-01W-000-04259-002

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

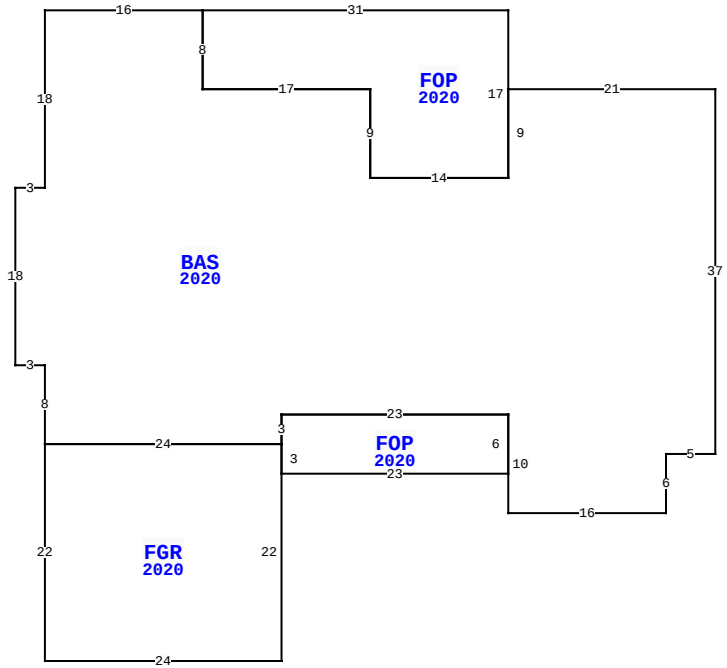
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2020	2,552	273,041
FGR	528	50	2020	264	28,245
FOP	138	30	2020	41	4,386
FOP	374	30	2020	112	11,983
TOTALS	3,592			2,969	317,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,969	116.1000	110.30	327,481	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 2552 HX Base Yr 2021



100 OLD BETHEL RD, CRAWFORDVILLE

BLD DATE	03/03/2020	RTSR	LGL DATE	
XF DATE	03/03/2020	RTSR	LAND DATE	03/03/2020 RTSR
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		317,657
TOTAL MARKET OB/XF VALUE		38,790
TOTAL LAND VALUE - MARKET		54,924
TOTAL MARKET VALUE		411,371
SOH/AGL Deduction		55,113
ASSESSED VALUE		356,258
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,258
TOTAL JUST VALUE		411,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,481

COC R210163 ADD HX AND SOH FROM LEON CO
CORR LAND CODE
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-5,
COA PER WAK TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001360	POOL-CC	0	10/16/2019
19001094	SFD-CO	0	08/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1116/0091	6/28/2019	WD	Q	V	01	65,000
GRANTOR: YARBROUGH JEFFREY & J						
GRANTEE: ARD TIMOTHY NEAL &						
1108/0150	4/30/2019	QC	U	V	11	100
GRANTOR: YARBROUGH JEFFREY & J						
GRANTEE: YARBROUGH JEFFREY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 S9 FOP=[YR=2020] N17 W31 S8 E17 S9 E14$ W14 N9 W17 N8 W16 S18 W3 S18 E3 S8 E24 FGR=[YR=2020] W24 S22 E24 N22$ FOP=[YR=2020] S3 E23 N6 W23 S3$ N3 E23 S10 E16 N6 E5 N37$.

EXTRA FEATURES

LN	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	0211	CONCRETE W	0	100	0	0	1,336.00	SF	6.00	6.00	100	2020	2020	3	89	7,134	
2	0210	CONCRETE D	0	100	0	0	1,037.00	SF	6.00	6.00	100	2020	2020	3	89	5,538	
3	0211	CONCRETE W	0	100	79	4	316.00	SF	6.00	6.00	100	2020	2020	3	89	1,687	
4	0211	CONCRETE W	0	100	50	4	200.00	SF	6.00	6.00	100	2020	2020	3	89	1,068	
5	0225	POOL,FIBER	0	100	35	15	525.00	SF	50.00	50.00	100	2020	2020	3	89	23,363	

LAND DESCRIPTION

TOTAL OB/XF 38,790

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5.97	AC		1.00	1.00	1.00	9,200.00	9,200.00	54,924							

REVIEW DATE 03/03/2020 BY RTSR Total Acres: 5.97 Total Land Value: 54,924 Market: 0 Agricultural: 0 Common: 54,924 PRINTED 09/10/2025 BY SYS