

RIVER BEND
BLOCK D LOTS 5 & 6
OR 14 P 247 OR 280 P 500

OLAH CHERYLL E
286 ARRAN RD
CRAWFORDVILLE, FL 32327

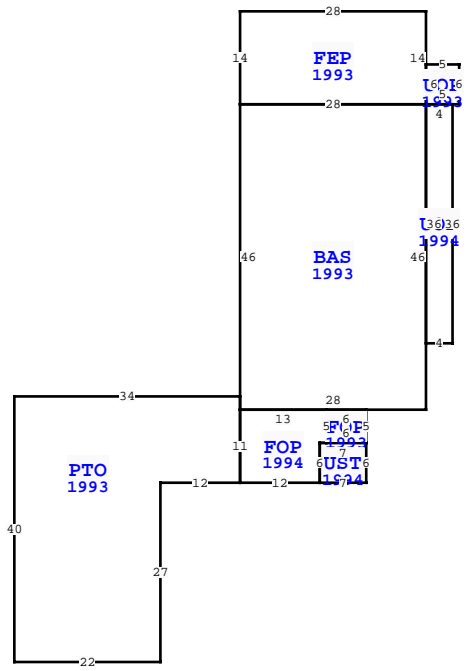
2024

03-6S-02W-036-03827-000



ELEMENT	CD	CONSTRUCTION			
Foundation	04	PILE WOOD 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	06	BD/BATTEN 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	09	PINE WOOD 70			
Interior Floo	08	SHT VINYL 30			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		2 100			
Bathrooms		2.5 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 03			
NEIGHBORHOOD/LOC	36.00	1.35/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	106,314
FEP	392	80	1993	314	25,918
FOP	30	30	1993	9	743
FOP	137	30	1994	41	3,384
PTO	1,036	5	1993	52	4,292
UOP	30	20	1993	6	495
UOP	144	20	1994	29	2,394
UST	42	45	1994	19	1,568
TOTALS	3,099			1,758	145,109

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,758	107.2700	137.57	241,848	1983	1983	0	0	0 40.00	60.00	
1 SINGLE FAM 0% - 0 Heated Area: 1602 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			145,109
TOTAL MARKET OB/XF VALUE			20,463
TOTAL LAND VALUE - MARKET			217,500
TOTAL MARKET VALUE			383,072
SOH/AGL Deduction			10,080
ASSESSED VALUE			372,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			372,992
TOTAL JUST VALUE			383,072
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,781
MM 5 YR CK, CORR XFOB CODES, PU XFOBS.			
5 YR PRCL CHK			
CORRECT XFOB CARPOTS AND DELETE WOOD WALK			
DEL XFOB LN 2-3, DESTROYED BY HURRICANE IRMA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008471	REROOF	0	05/30/2008
027503	UTLY	0	02/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0280/0500	7/15/1996	WD	U	I		100
GRANTOR: SNYDER RUBY L						
GRANTEE:						

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	0	0	1.00	UT	29,000.00	29,000.00	100	1990	1990	3	47	13,630	
2	0025	BARN, POLE	0	0	44	28	SF	12.50	12.50	100	1987	1987	3	20	3,080	
3	0025	BARN, POLE	0	0	34	14	SF	12.50	12.50	100	1990	1990	3	20	1,190	
4	0001	BLOCK UTIL	0	0	12	14	SF	16.00	16.00	100	1988	1988	3	20	538	
5	0620	WOOD UTL B	0	0	24	12	SF	6.00	6.00	100	1990	1990	3	20	346	
6	0211	CONCRETE W	0	0	40	3	SF	6.00	6.00	100	1993	1993	3	20	144	
7	0210	CONCRETE D	0	0	14	10	SF	6.00	6.00	100	2019	2019	3	85	714	
8	0360	BOATDOCK F	0	0	12	8	SF	15.00	15.00	100	2013	2013	3	57	821	
TOTALS													20,463			

BUILDING NOTES			

BUILDING DIMENSIONS			
FEP=[YR=1993] W28 S14 E28 BAS=[YR=1993] W28 S46			
PTO=[YR=1993] N2 W34 S40 E22 N27 E12 N11\$ FOP=[YR=1994] S11			
E12 N6 E1 N5 FOP=[YR=1993] S5 E6 UST=[YR=1994] W7 S6 E7 N6\$			
N5 W6\$ W13\$ E28 N46\$ UOP=[YR=1994] S36 E4 N36 W4\$			
UOP=[YR=1993] E5 N6 W5 S6\$ N14\$.			

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	000132	C	SFR RIVER	0			75.00	266.00	1.00	UT		1.00	1.00	1.50	145,000.00	217,500.00	217,500								