

BUCKHORN VILLAGE
 BLOCK A LOT 45 OR 930 P 617
 OR 973 P 433 OR 1052 P 436

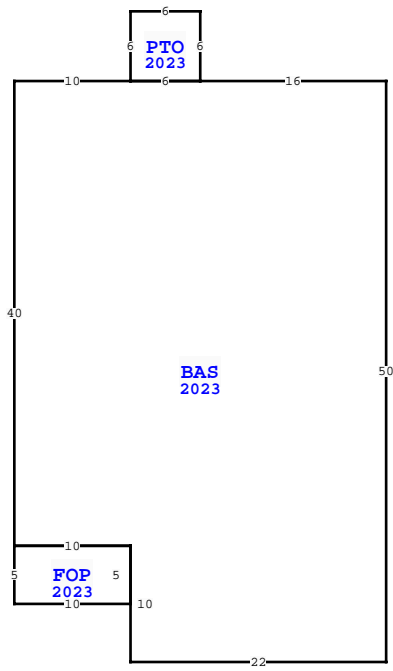
RYAN APRIL M/RYAN JEFFREY L
 166 JOHN MILLS CIR
 CRAWFORDVILLE, FL 32327-0287

2024

04-5S-02W-359-02554-A45


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
	1 100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
NEIGHBORHOOD/LOC		359.00	1.15/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2023	1,500	178,950
FOP	50	30	2023	15	1,790
PTO	36	5	2023	2	239
TOTALS	1,586			1,517	180,978

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%	- 2024		180,978	2023	2023	0	0	0.00	100.00
Heated Area: 1500					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		180,978	
TOTAL MARKET OB/XF VALUE		3,864	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		219,842	
SOH/AGL Deduction		0	
ASSESSED VALUE		219,842	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		169,842	
TOTAL JUST VALUE		219,842	
NCON VALUE		184,842	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,000	
H5 DUE TO 2024 TRIM RTS - UTF			
MM PU NCON, & XFOBS. LA 12/23			
2023 TRIM RTND, UTF			
MM 5-YR CK - NO CHANGES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000069	SFD-CO	0	07/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0357	1/24/2023	WD Q	Q	I	01	239,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: RYAN APRIL M & JEFF						
1057/0812	12/15/2017	WD U	U	I	11	100
GRANTOR: WHITEHEAD CHRISTOPHER						
GRANTEE: PAFFORD PROPERTIES						

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	0210	CONCRETE D	0	100	30	20		6.00	6.00	100	2024	2023	AV	100	3,600	
2	0211	CONCRETE W	0	100	11	4		6.00	6.00	100	2024	2023	AV	100	264	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=10,10] S40 E10 S10 E22 N50 W16 W6 W10 \$			
PTO=[YR=2023;ORIG=20,4] E6 S6 W6 N6 \$			
FOP=[YR=2023;ORIG=10,50] E10 S5 W10 N5 \$			

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							