

5.00 ACRES - P-9 M-58
 IN NE CORNER OR 225 P 11
 OR 534 P 407 OR 572 P 810

VAUGHN CHRISTIAN/VAUGHN MEGAN
 809 LONNIE RAKER LANE
 CRAWFORDVILLE, FL 32327

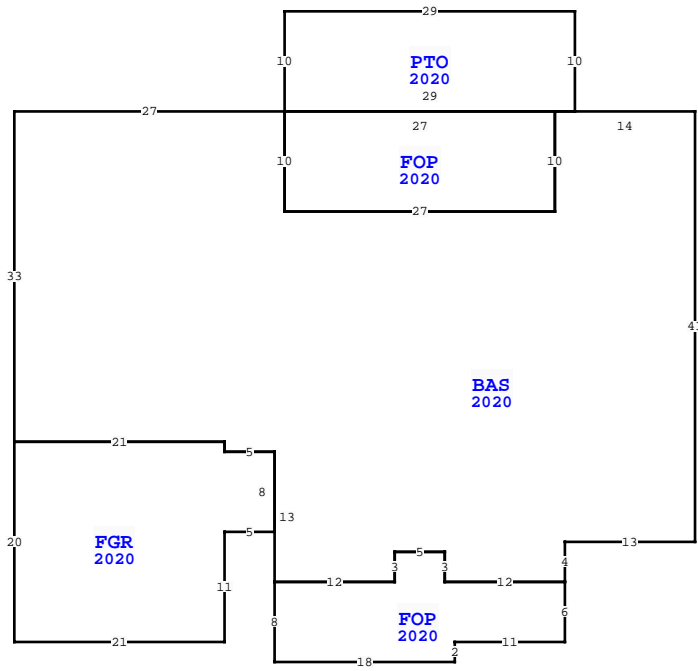
2024

05-3S-01W-000-04292-003



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	10	LAMINATED		70	
Interior Floo	14	CARPET		30	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		4	100		
Bathrooms		4	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	2,500	100	2020	2,500	262,167
FGR	460	50	2020	230	24,119
FOP	225	30	2020	68	7,130
FOP	270	30	2020	81	8,494
PTO	290	5	2020	14	1,469
TOTALS	3,745			2,893	303,379

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%	- 2021		Heated Area: 2500					HX Base Yr 2021	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	308,152		
TOTAL MARKET OB/XF VALUE	65,904		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	419,056		
SOH/AGL Deduction	24,699		
ASSESSED VALUE	394,357		
TOTAL EXEMPTION VALUE	AM HX HB	243,406	
BASE TAXABLE VALUE	150,951		
TOTAL JUST VALUE	419,056		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	422,432		
ADDED OWNER PHONE # (MEGAN)			
PU BUILDING CARD-2			
PU EXW,XFOB LN 5-8,CH LF XFOB LN-4			
AG REMOVED NO APP RECVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001182	ENCLOSURE-CO	0	12/21/2020
20000969	SWIMMING POOL-CO	0	11/12/2020
20000031	SFD-CO	0	02/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0585	8/06/2020	WD Q	Q	I	01	439,900
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: VAUGHN CHRISTIAN &						
1163/0582	8/05/2020	WD U	V	V	30	100
GRANTOR: BYRD STEVEN C & JACQU						
GRANTEE: STEVE BYRD CONSTRUC						

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	0	0			1,120.00	SF	6.00	6.00	100	2020	2020	3	89	5,981	
2	0211	CONCRETE W	0	100	53	4			212.00	SF	6.00	6.00	100	2020	2020	3	89	1,132	
3	0625	PORT WD UT	0	100	20	10			200.00	SF	6.00	6.00	100	2020	2020	3	89	1,068	
4	0125	MTL/VYL AC	0	100	0	0			318.00	LF	19.00	19.00	100	2015	2015	3	67	4,048	
5	0210	CONCRETE D	0	100	0	0			534.00	SF	6.00	6.00	100	2020	2020	3	89	2,852	
6	0025	BARN, POLE	0	100	20	24			480.00	SF	12.50	12.50	100	2021	2021	3	93	5,580	
7	0230	POOL, CONCR	0	100	0	0			608.00	SF	65.00	65.00	100	2021	2021	3	93	36,754	
8	0209	CONCRETE P	0	100	0	0			1,141.00	SF	8.00	8.00	100	2021	2021	3	93	8,489	
TOTAL OB/XF															65,904				

BUILDING NOTES											
809 LONNIE RAKER LN, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2020] W14 S10 W27 N10 FOP=[YR=2020] S10 E27 N10 W27\$ PTO=[YR=2020] E29 N10 W29 S10\$ W27 S33 E21 FGR=[YR=2020] W21 S20 E21 N11 E5 N8 W5 N1\$ S1 E5 S13 FOP=[YR=2020] S8 E18 N2 E11 N6 W12 N3 W5 S3 W12\$ E12 N3 E5 S3 E12 N4 E13 N43\$.											

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	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	000115	C	SFR ACRES	100			0.00	0.00	4.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	30,000							

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 IN NE CORNER OR 225 P 11
 OR 534 P 407 OR 572 P 810

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 809 LONNIE RAKER LANE
 CRAWFORDVILLE, FL 32327

2024

05-3S-01W-000-04292-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	05	STEEL 100	
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Heating Type	01	NONE 100	
Air Condition	01	NONE 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
PTO	12	5	2021
PTO	48	5	2021
UWS	720	25	2021
TOTALS	780		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2021								
				Heated Area: 0			HX Base Yr 2021				
BLD DATE	08/25/2021	FRFR	LGL DATE	08/25/2021	FRFR						
XF DATE	08/25/2021	FRFR	LAND DATE	08/25/2021	FRFR						
INC DATE			AG DATE								

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ASSESSED VALUE			394,357
TOTAL EXEMPTION VALUE	AM HX HB	243,406	
BASE TAXABLE VALUE			150,951
TOTAL JUST VALUE			419,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,432
ADD HX & PORT FOR 2021-VAUGN			
5 YR PRCL CK, CHG TRAV.			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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1163/0585	8/06/2020	WD Q	Q	I	01	439,900
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1163/0582	8/05/2020	WD U	U	V	30	100
GRANTOR: BYRD STEVEN C & JACQU						
GRANTEE: STEVE BYRD CONSTRUC						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF										
0										

BUILDING NOTES									

BUILDING DIMENSIONS									
UWS=[YR=2021] W24 S30 E6 PTO=[YR=2021] S4 E12 N4 W12\$ E18 N4 PTO=[YR=2021] E3 N4 W3 S4\$ N26\$.									

LAND DESCRIPTION																								
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

TOTAL OB/XF																								
0																								