P-2-5-M-58 4.97 AC M/L IN
THE SOUTH 1/2 OF THE SOUTH
1/2 OF THE NW 1/4 OF SECT 7

CUTCHIN CONSTANCE M STRICKLAND
51 WALKING TREE LANE
CRAWFORDVILLE, FL 32327

2024

07-3S-01W-000-04306-005

BUILDING CHARACTERISTICS

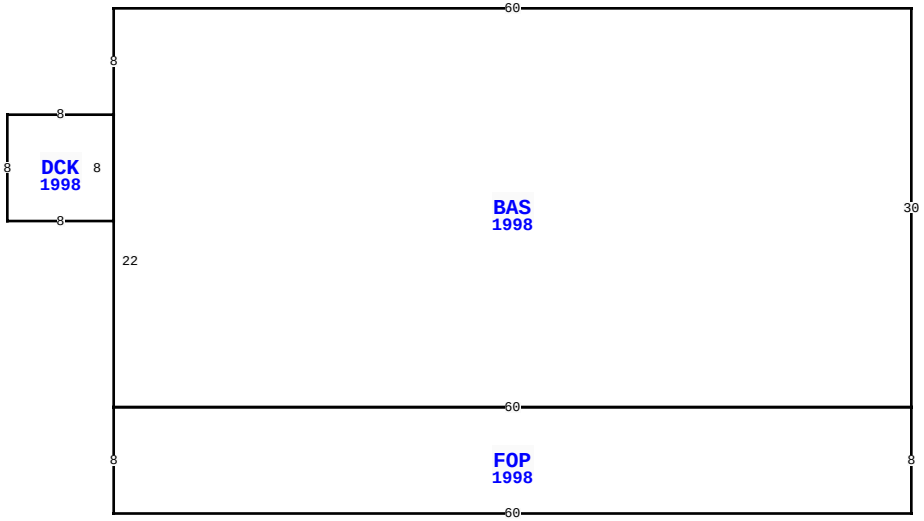
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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	1,800	100	1998	1,800	146,147
DCK	64	10	1998	6	487
FOP	480	30	1998	144	11,692
TOTALS	2,344			1,950	158,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	115.5000	109.72	213,954	1997	1997	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2005 Heated Area: 1800 HX Base Yr 2005



51 WALKING TREE LN, CRAWFORDVILLE

BLD DATE	05/10/2018	FRJT	LGL DATE	05/10/2018	FRJT
XF DATE	05/10/2018	FRJT	LAND DATE		
INC DATE			AG DATE		

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	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	1997	1997	3	20	77	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1997	1997	3	54	1,026	
3	0700	PORT BLDG	0	100	12	30	360.00	SF	8.00	8.00	100	1998	1998	3	55	1,584	
4	0055	PORTABLE C	0	100	18	20	360.00	SF	3.00	3.00	100	1998	1998	3	20	216	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,326
TOTAL MARKET OB/XF VALUE		2,903
TOTAL LAND VALUE - MARKET		30,097
TOTAL MARKET VALUE		191,326
SOH/AGL Deduction		47,140
ASSESSED VALUE		144,186
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		89,186
TOTAL JUST VALUE		191,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,484

5YR CK NC JS

5 YR PRCL CK, CHG CODE XFOB LN 4.

5 YR PRCL CH, PU FNDN & FRME

TO CORRECT CAP ON SOH DISCOVERY ITEMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0283/0529	8/29/1996	WD	U	V		100

GRANTOR: STRICKLAND RODERICK H

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S8 DCK=[YR=1998] W8 S8 E8 N8$ S22
FOP=[YR=1998] S8 E60 N8 W60$ E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,903

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	4.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	30,000							
2	009530	C	POND	0			0.00	0.00	0.97	AC		1.00	1.00	1.00	100.00	100.00	97							

REVIEW DATE 06/06/2023 BY JSLW Total Acres: 4.97 Total Land Value: 30,097 Market: 0 Agricultural: 0 Common: 30,097 PRINTED 05/13/2026 BY SYS