8-3S-1E P-33-M-71
E 1/2 OF SE 1/4 OF SW 1/4
OR 10 P 339 OR 140 P 408

CHICKEN ERIC K/SEELUND REBECCA L
86 CANOPY LANE
CRAWFORDVILLE, FL 32327

**2024**

**08-3S-01E-000-05066-000**

## BUILDING CHARACTERISTICS

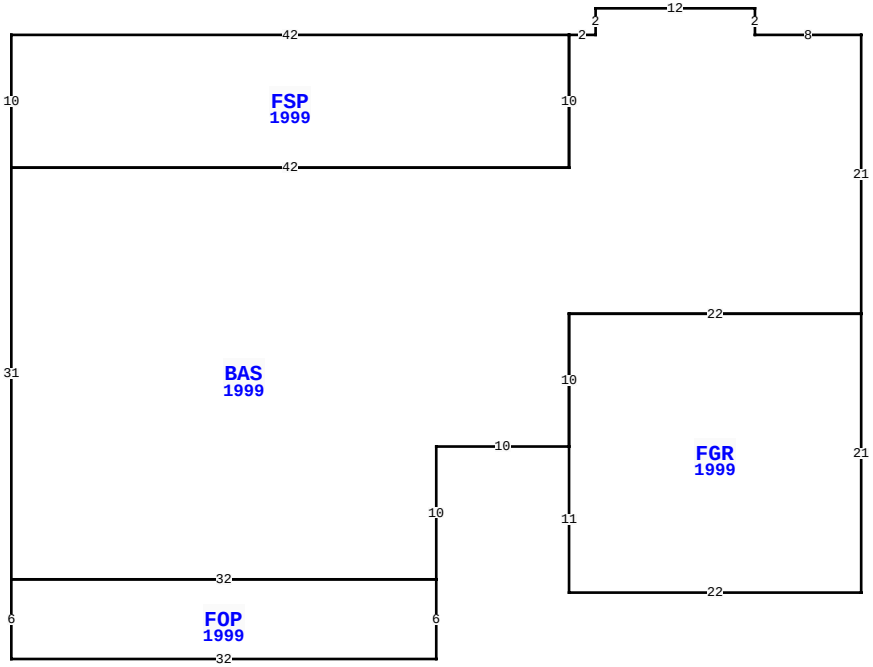
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| 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 | 1 | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,688 | 100 | 1999 | 1,688 | 144,131 |
| FGR | 462 | 50 | 1999 | 231 | 19,724 |
| FOP | 192 | 30 | 1999 | 58 | 4,953 |
| FSP | 420 | 55 | 1999 | 231 | 19,724 |
| TOTALS | 2,762 | | | 2,208 | 188,532 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,208 | 107.0000 | 101.65 | 224,443 | 1999 | 2007 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1688 HX Base Yr 2005




86 CANOPY LN, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/27/2017 | RTSR | LGL DATE | | |
| XF DATE | 03/27/2017 | RTSR | LAND DATE | 03/27/2017 | RTSR |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 188,532 |
| TOTAL MARKET OB/XF VALUE | | 2,714 |
| TOTAL LAND VALUE - MARKET | | 112,500 |
| TOTAL MARKET VALUE | | 303,746 |
| SOH/AGL Deduction | | 89,702 |
| ASSESSED VALUE | | 214,044 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 164,044 |
| TOTAL JUST VALUE | | 303,746 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 270,784 |

CORRECTION TO KEYED FIELD WORK

JS 5 YR CK, CH RCVR. ADJ EYB 2003-2007 RFOVR.

AG REMOVED PER OWNER RETURN CARD

AG REMOVAL FOLLOW UP LETTER SENT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21000442 | RE-ROOF | 0 | 08/24/2021 |
| 18000397 | WINDW RPLC-CO | 0 | 10/09/2018 |
| 024381 | SFD | 0 | 12/03/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0527/0278 | 3/05/2004 | WD | Q | I | | 250,000 |
| GRANTOR: WHITE | | | | | | |
| GRANTEE: CHICKEN/SEELUND | | | | | | |
| 0461/0570 | 10/29/2002 | WD | Q | V | | 30,000 |
| GRANTOR: WHITE YOLANDA B & JOH | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W8 N2 W12 S2 W2 FSP=[YR=1999] W42 S10 E42 N10$
S10 W42 S31 FOP=[YR=1999] S6 E32 N6 W32 $ E32 N10 E10
FGR=[YR=1999] S11 E22 N21 W22 S10$ N10 E22 N21$.

## 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 | 0210 | CONCRETE D | 0 | 100 | 0 | 0 | 400.00 | SF | 6.00 | 6.00 | 100 | 1999 | 1999 | 3 | 20 | 480 | |
| 2 | 0700 | PORT BLDG | 0 | 100 | 10 | 12 | 120.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 59 | 566 | |
| 3 | 0055 | PORTABLE C | 0 | 100 | 20 | 18 | 360.00 | SF | 3.00 | 3.00 | 100 | 2003 | 2003 | 3 | 21 | 227 | |
| 4 | 0630 | METAL UTL | 0 | 100 | 30 | 24 | 720.00 | SF | 8.00 | 8.00 | 100 | 2003 | 2003 | 3 | 21 | 1,210 | |
| 5 | 0211 | CONCRETE W | 0 | 100 | 61 | 3 | 183.00 | SF | 6.00 | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 231 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,714

| 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 | 15.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 112,500 | | | | | | | |

REVIEW DATE 09/14/2022 BY JSLA Total Acres: 15.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 04/22/2026 BY SYS