11-5S-2W P-1-4-M-52
LYING IN NE 1/4 OF NE 1/4
OR 63 P 118 OR 99 P 734

NAHOOM KENDALL
45 STONEY LANE
CRAWFORDVILLE, FL 32327

2024

11-5S-02W-000-02777-000

BUILDING CHARACTERISTICS

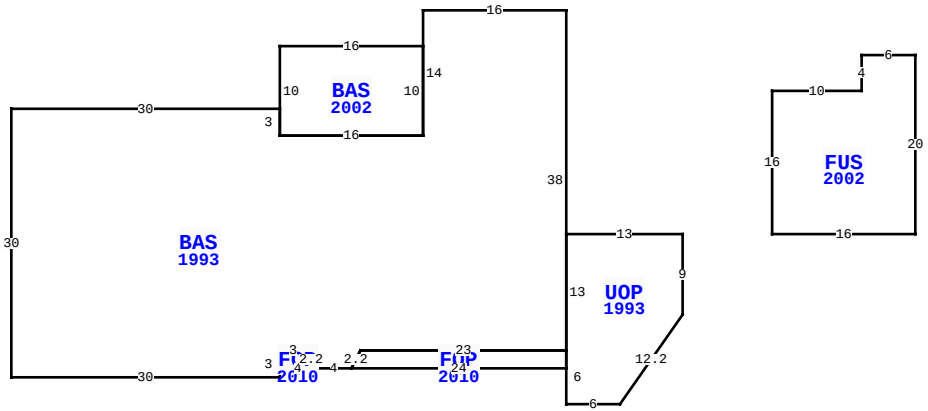
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 08
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1993	1,902	33,175
BAS	160	100	2002	160	2,791
FOP	7	30	2010	2	35
FOP	47	30	2010	14	244
FUS	280	100	2002	280	4,884
UOP	212	20	1993	42	733
TOTALS	2,608			2,400	41,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,400	91.8000	87.21	209,304	1974	1974	0	0	35	50.23	20.00

1 SINGLE FAM 0% - 0 Heated Area: 2342 HX Base Yr



45 STONEY LN, CRAWFORDVILLE

BLD DATE	05/22/2019	MMAK	LGL DATE	05/22/2019	MMAK
XF DATE	11/03/2015	MMAK	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	0	12	8	96.00	SF	6.00	6.00	100	1991	1991	3	20	115	
2	0940	OPEN SHED	0	0	12	12	144.00	SF	4.00	4.00	100	1991	1991	3	20	115	
3	0940	OPEN SHED	0	0	20	12	240.00	SF	4.00	4.00	100	1991	1991	3	20	192	
4	0950	METAL SHED	0	0	40	24	960.00	SF	8.00	8.00	100	2002	2002	3	20	1,536	
5	0210	CONCRETE D	0	0	35	40	1,400.00	SF	6.00	6.00	100	2002	2002	3	20	1,680	
6	0940	OPEN SHED	0	0	12	8	96.00	SF	4.00	4.00	100	2003	2003	3	21	81	
7	0060	DECK WOOD	0	0	0	0	253.00	SF	5.00	5.00	100	2000	2000	3	20	253	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,861
TOTAL MARKET OB/XF VALUE	3,972
TOTAL LAND VALUE - MARKET	38,025
TOTAL MARKET VALUE	83,858
SOH/AGL Deduction	0
ASSESSED VALUE	83,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,858
TOTAL JUST VALUE	83,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,025

5 YR PRCL CH, DEL XFOB LN 8

JAMES L WILLIAMS DOD 8-13-11 OR 1023 P 727

PER JB

DIMENS XFOB LN 3 & 4, PU XFOB LN 8, PU AP 35%

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0876	3/03/2020	WD	U	I	12	65,300
GRANTOR: HSBC BANK USA, NATION						
GRANTEE: NAHOOM KENDALL						
1123/0244	9/03/2019	CT	U	I	12	100
GRANTOR: WILLIAMS JAMES L						
GRANTEE: HSBC BANK USA, NATI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S14 W16 BAS=[YR=2002] E16 N10 W16 S10$ N3 W30 S30 E30 N3 FOP=[YR=2010] S2 E4 U2 L1 W3$ E3 R1 D2 E4 R1 U2 E23 FOP=[YR=2010] W23 L1 D2 E24 N2$ UOP=[YR=1993] S6 E6 R7 U10 N9 PTR= E10 FUS=[YR=2002] E16 N20 W6 S4 W10 S16$ W10$ W13 S13$ N38$.

LAND DESCRIPTION

TOTAL OB/XF 3,972

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	0			0.00	0.00	5.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	38,025							

REVIEW DATE 05/22/2019 BY MMAK Total Acres: 5.07 Total Land Value: 38,025 Market: 0 Agricultural: 0 Common: 38,025 PRINTED 05/13/2026 BY SYS