P-9-4-M-47 A TRACT LOCATED IN THE NE 1/4 OF SECT 13 & A PARCEL OF LAND

WATKINS EUGENE D/WATKINS DONNA M
35 ROUGH CUT RD
CRAWFORDVILLE, FL 32327

2024

13-3S-02W-000-01522-004

BUILDING CHARACTERISTICS

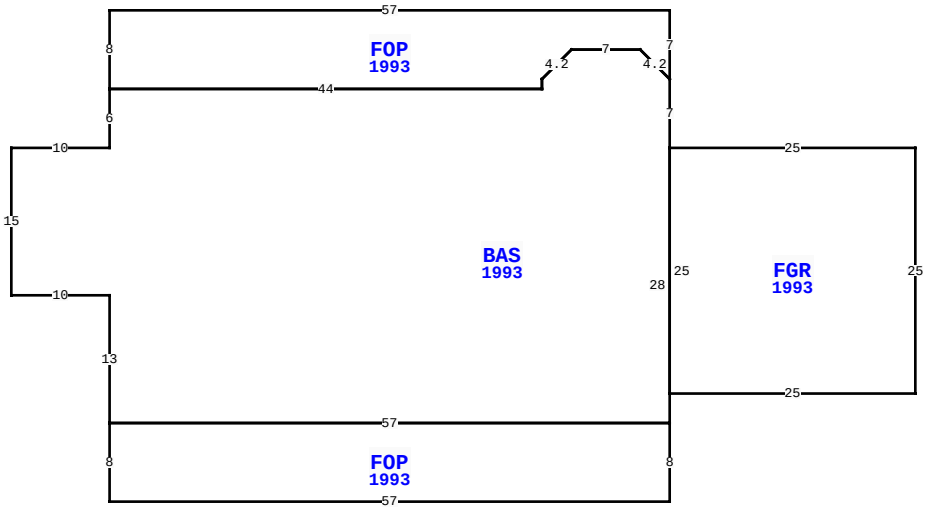
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	07	GOOD
DOR CODE	5000	IMPRVD AG RES
MAP NUM	5	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	1993	2,131	197,188
FGR	625	50	1993	312	28,870
FOP	413	30	1993	124	11,474
FOP	456	30	1993	137	12,677
TOTALS	3,625			2,704	250,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	139.1500	132.19	357,442	1993	1993	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 0 Heated Area: 2131 HX Base Yr



35 ROUGH CUT RD, CRAWFORDVILLE

BLD DATE	04/17/2018	MMJT	LGL DATE		
XF DATE	04/17/2018	MMJT	LAND DATE	04/17/2018	MMJT
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	0020	BARN,FRAME	0	100	36	34	1,224.00	SF	12.00	12.00	100	1993	1993	3	20	2,938	
2	0150	FIRE PLACE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1993	1993	3	50	1,250	
3	0940	OPEN SHED	0	100	20	11	220.00	SF	4.00	4.00	100	2012	2012	3	52	458	
4	0055	PORTABLE C	0	100	25	11	275.00	SF	3.00	3.00	100	2012	2012	3	52	429	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,209
TOTAL MARKET OB/XF VALUE		5,075
TOTAL LAND VALUE - MARKET		175,905
TOTAL MARKET VALUE		318,537
SOH/AGL Deduction		127,437
ASSESSED VALUE		191,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,100
TOTAL JUST VALUE		431,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,068

ADJUST CAP
COMBINE 01522-002 WITH 01522-004
FR, 5 YR CK, NC.
2022 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB21-000031	WINDOWS-CC	0	01/28/2021
16000895	SOLAR SYSTEM-CO	0	09/16/2016
2014618	MECH	0	07/18/2014
2012669	REMODEL-COC	0	10/04/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0339	8/01/2024	WD	Q	V	01	130,000
GRANTOR: RONDA LYNN WARDEN LIV						
GRANTEE: WATKINS EUGENE DAVI						
0192/0899	5/21/1992	WD	Q	V		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W57 S8 E44 N1 U3 R3 E7 R3 D3 BAS=[YR=1993] U3 L3 W7 L3 D3 S1 W44 S6 W10 S15 E10 S13 E57 FOP=[YR=1993] W57 S8 E57 N8$ N28 FGR=[YR=1993] S25 E25 N25 W25$ N7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 5,075

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005920	A	TIMB/PAST	0			0.00	0.00	13.78	AC		1.00	1.00	1.00	325.00	325.00	4,478							
3	000000	C	VAC RES	100			0.00	0.00	5.15	AC		1.00	1.00	1.00	8,500.00	8,500.00	43,775							

REVIEW DATE 07/18/2023 BY FRLA Total Acres: 19.93 Total Land Value: 63,253 Market: 117,130 Agricultural: 4,478 Common: 58,775 PRINTED 04/01/2026 BY SYS