13-4S-2W P-6-M-50A
S 1/2 OF ACRE IN NE COR OF
TRACT 4 OF LAND BELONGING TO

HINES RAYMOND ESTATE/
C/O GENEVA HINES, 3918 CRAWFORDVILLE HIGHWAY
CRAWFORDVILLE, FL 32327

**2024**

**13-4S-02W-000-01927-000**

## BUILDING CHARACTERISTICS

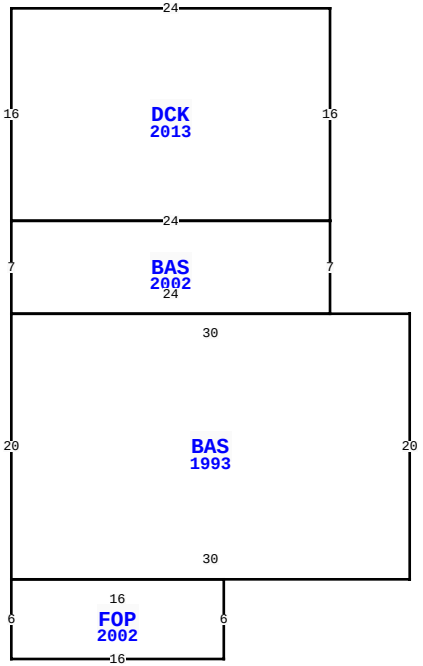
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 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 | 600 | 100 | 1993 | 600 | 22,094 |
| BAS | 168 | 100 | 2002 | 168 | 6,186 |
| DCK | 384 | 10 | 2013 | 38 | 1,399 |
| FOP | 96 | 30 | 2002 | 29 | 1,068 |
| TOTALS | 1,248 | | | 835 | 30,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 835 | 96.9000 | 92.06 | 76,870 | 1960 | 1972 | 0 | 0 | 0 | 60.00 | 40.00 |

1 SINGLE FAM 100% - 0 Heated Area: 768 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 04/23/2018 MMJT | LGL DATE | 04/23/2018 MMJT |
| XF DATE | 04/23/2018 MMJT | LAND DATE | |
| INC DATE | | AG DATE | |

3918 CRAWFORDVILLE HWY, CRAWFORDVILLE

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 30,748 |
| TOTAL MARKET OB/XF VALUE | 2,316 |
| TOTAL LAND VALUE - MARKET | 32,895 |
| TOTAL MARKET VALUE | 65,959 |
| SOH/AGL Deduction | 36,064 |
| ASSESSED VALUE | 29,895 |
| TOTAL EXEMPTION VALUE | HX HB VX SX WX 29,895 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 65,959 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 59,365 |

5YR CK NC JS

SENT LETTER REQ VA LETTER

BENEFITS

ADD WX FOR 2019, NEED VA LETTER FOR SURVIVOR

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061655 | REROOF | 0 | 10/12/2006 |
| 20061620 | A/C | 0 | 10/05/2006 |
| 20061622 | ELEC/SHIP PROGRAM | 0 | 10/05/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2002] E24 N7 W24 DCK=[YR=2013] E24 N16 W24 S16$ S7$ S20 FOP=[YR=2002] S6 E16 N6 W16$ E30 N20$.

## 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 | 0700 | PORT BLDG | 0 | 100 | 11 | 9 | 99.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 59 | 467 | |
| 2 | 0940 | OPEN SHED | 0 | 100 | 16 | 8 | 128.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 20 | 102 | |
| 3 | 0620 | WOOD UTL B | 0 | 100 | 16 | 8 | 128.00 | SF | 6.00 | 6.00 | 100 | 2012 | 2012 | 3 | 52 | 399 | |
| 4 | 0050 | CARPORT UN | 0 | 100 | 16 | 12 | 192.00 | SF | 9.00 | 9.00 | 100 | 2012 | 2012 | 3 | 78 | 1,348 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,316

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 8,500 | | | | | | | |
| 2 | 000000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 2.87 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 24,395 | | | | | | | |

REVIEW DATE 06/08/2023 BY JS Total Acres: 2.87 Total Land Value: 32,895 Market: 0 Agricultural: 0 Common: 32,895 PRINTED 06/24/2026 BY SYS