13-4S-2W P-20-M-50A
3.24 ACRES IN NE 1/4 OF SEC 13
DB 26 P 209

GREENE FLAVOUS JR
75 GREENLIN VILLA RD
CRAWFORDVILLE, FL 32327

2024

13-4S-02W-000-01941-000

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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 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

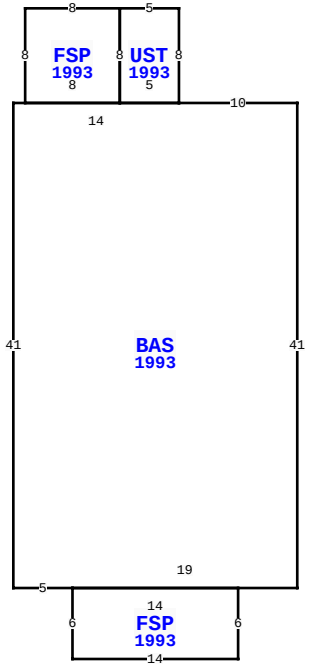
MAP NUM: 5 MKT AREA: 08
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	35,043
FSP	64	55	1993	35	1,247
FSP	84	55	1993	46	1,638
UST	40	45	1993	18	641
TOTALS	1,172			1,083	38,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,083	83.3000	79.14	85,709	1955	1968	0	0	0	55.00	45.00

1 SINGLE FAM 0% - 2024 Heated Area: 984 HX Base Yr



4041 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	10/26/2017 MMJT	LGL DATE	
XF DATE	10/26/2017 MMJT	LAND DATE	10/26/2017 MMJT
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	38,569
TOTAL MARKET OB/XF VALUE	58
TOTAL LAND VALUE - MARKET	25,050
TOTAL MARKET VALUE	63,677
SOH/AGL Deduction	0
ASSESSED VALUE	63,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,677
TOTAL JUST VALUE	63,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,531

JS 5YR CK; PU XFOB

50% GOOD

5 YR PRCL CK, CHG INT, ADJ EYB TO MAKE SFD

DC EFFIE LUBERTA GREEN OR 1092 P 225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0652	5/04/2023	QC	U	I	11	100
GRANTOR: GREENE FLAVOUS SR						
GRANTEE: GREENE FLAVOUS JR						
0133/0098	7/06/1987	WD	U	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UST=[YR=1993] N8 W5 FSP=[YR=1993] W8 S8 E8N8$ S8E5$ W14 S41 E5 FSP=[YR=1993] S6 E14 N6W14$ E19 N41$.

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	0211	CONCRETE W	0	0	24	2	48.00	SF	6.00	6.00	100	1993	1993	3	20	58	
2	0625	PORT WD UT	0	0	12	8	96.00	SF	0.00	0.00	100	2018	2018	3	80	0	

LAND DESCRIPTION

TOTAL OB/XF 58

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	3.34	AC		1.00	1.00	1.00	7,500.00	7,500.00	25,050							

REVIEW DATE 03/02/2022 BY JSLH Total Acres: 3.34 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050 PRINTED 04/29/2026 BY SYS