14-4S-2W P-14-M-50B
LYING IN S 1/2 OF SEC 14
OR 54 P 189 OR 83 P 223

DOWNS COREY
21 EDDINS LN
CRAWFORDVILLE, FL 32327

2024

14-4S-02W-000-01982-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	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	1,200	100	1993	1,200	103,648
DCK	352	10	1993	35	3,023
PTO	192	5	1993	10	864
TOTALS	1,744			1,245	107,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	104.5000	99.28	123,604	1991	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2023 Heated Area: 1200 HX Base Yr 2023

21 EDDINS LN, CRAWFORDVILLE

BLD DATE	04/19/2021 JSAK	LGL DATE	
XF DATE	08/10/2017 MMSR	LAND DATE	08/10/2017 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,535
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		27,600
TOTAL MARKET VALUE		135,975
SOH/AGL Deduction		0
ASSESSED VALUE		135,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,975
TOTAL JUST VALUE		135,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,216

MAILED LETTER WITH NEW TRIM

4/14/21 PER ZILLOW WITH REMODEL PICS

5 YR PRCL CH, CHG FLOR, EYB, & DEL SPCD. SOLD

FIELD TECH INSPECTION LETTER MAILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000132	REROOF-CO	0	02/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0743	4/14/2021	WD	Q	I	01	175,000
GRANTOR: LOZANO LUCIA						
GRANTEE: DOWNS COREY						
1100/0766	2/08/2019	WD	Q	I	01	59,300
GRANTOR: MITN HOLDINGS, LLC						
GRANTEE: LOZANO LUCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 1200$ DCK=[YR=1993] 352$ PTO=[YR=1993] 192$.

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	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2002	2002	3	20	216	
2	0211	CONCRETE W	0	100	8	5	40.00	SF	6.00	6.00	100	1991	1991	3	20	48	
3	0213	CONCRETE P	0	100	16	6	96.00	SF	6.00	6.00	100	1991	1991	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 840

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	3.68	AC		1.00	1.00	1.00	7,500.00	7,500.00	27,600							

REVIEW DATE 04/19/2021 BY JSAK Total Acres: 3.68 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 04/22/2026 BY SYS