2.33 ACRES MORE OR LESS IN THE SOUTH HALF OF SEC.14-4S-2W P-14-2-M-50B AS RECORDED IN

EDDINS ALEUS/EDDINS CAROLYN
69 EDDINS LANE
CRAWFORDVILLE, FL 32327

2024

14-4S-02W-000-01982-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 08

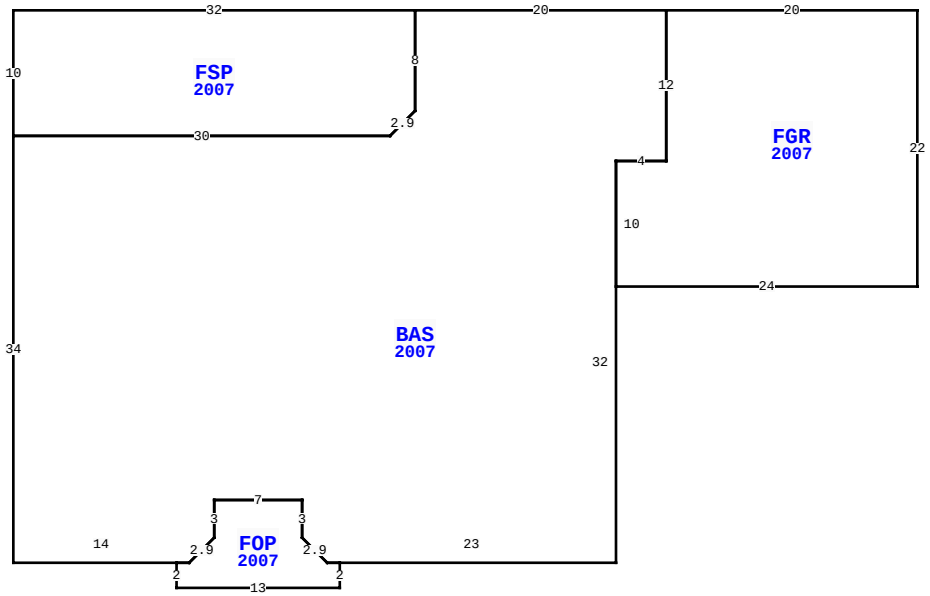
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	2007	1,803	186,044
FGR	480	50	2007	240	24,765
FOP	65	30	2007	20	2,064
FSP	318	55	2007	175	18,057
TOTALS	2,666			2,238	230,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	129.3000	122.84	274,916	2007	2007	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2006 Heated Area: 1803 HX Base Yr 2006



69 EDDINS LN, CRAWFORDVILLE

BLD DATE	06/06/2018	MMSR	LGL DATE		
XF DATE	06/06/2018	MMSR	LAND DATE	06/06/2018	MMSR
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	0700	PORT BLDG	0	100	10	7	70.00	SF	8.00	8.00	100	2002	2002	3	59	330	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2007	2007	3	68	1,292	
3	0210	CONCRETE D	0	100	36	16	882.00	SF	6.00	6.00	100	2007	2007	3	30	1,588	
4	0211	CONCRETE W	0	100	4	3	12.00	SF	6.00	6.00	100	2007	2007	3	30	22	
5	0700	PORT BLDG	0	100	30	12	360.00	SF	8.00	8.00	100	2006	2006	3	66	1,901	
6	0210	CONCRETE D	0	100	0	0	250.00	SF	6.00	6.00	100	2007	2007	3	30	450	
7	0211	CONCRETE W	0	100	4	3	12.00	SF	6.00	6.00	100	2007	2007	3	30	22	
8	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	2018	2018	3	80	960	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	230,929
TOTAL MARKET OB/XF VALUE	6,565
TOTAL LAND VALUE - MARKET	17,475
TOTAL MARKET VALUE	254,969
SOH/AGL Deduction	89,064
ASSESSED VALUE	165,905
TOTAL EXEMPTION VALUE	HX HB VX VP 132,634
BASE TAXABLE VALUE	33,271
TOTAL JUST VALUE	254,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,833

5YR CK NC MM

2020 INCREASED VX % - EDDINS

OFFICER/ MR. ROSS 3/15/2019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000185	MECH-CO	0	03/27/2019
18000275	CARPORT-CO	0	03/15/2018
20061719	SFD-CO	0	10/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0112/0280	5/01/1985	WD	U	V		5,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S8 D2 L2 W30 FSP=[YR=2007] E30 R2 U2 N8 W32 S10 $ S34 E14 R2 U2 N3 E7 FOP=[YR=2007] W7 S3 D2 L2 W1 S2 E13 N2 W1 L2 U2 N3$ S3 D2 R2 E23 N32 FGR=[YR=2007] S10 E24 N22 W20 S12 W4$ E4 N12$.

LAND DESCRIPTION

TOTAL OB/XF 6,565

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	2.33	AC		1.00	1.00	1.00	7,500.00	7,500.00	17,475							

REVIEW DATE 05/24/2023 BY MMLW Total Acres: 2.33 Total Land Value: 17,475 Market: 0 Agricultural: 0 Common: 17,475 PRINTED 04/22/2026 BY SYS