

WHITETAIL ACRES LOT 13  
 OR 827 P 175 OR 879 P 798  
 OR 886 P 215 OR 886 P 217

DAVIDSON MARK L/DAVIDSON RUBY L  
 44 WINCHESTER LN  
 CRAWFORDVILLE, FL 32327

**2024**

15-3S-01E-363-05189-A13

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
06	BD/BATTEN 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
5000	IMPRVD AG RES				
1	MKT AREA		01		
363.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	2013	1,547	152,374
CAN	80	30	2013	24	2,364
FCP	528	25	2013	132	13,001
FOP	114	30	2013	34	3,349
FOP	192	30	2013	58	5,713
FST	132	55	2013	73	7,190
TOTALS	2,593			1,868	183,991

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017		204,434	2013	2013	0	0	10.00	90.00
Heated Area: 1547						HX Base Yr 2017					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		183,991	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		157,500	
TOTAL MARKET VALUE		205,166	
SOH/AGL Deduction		49,218	
ASSESSED VALUE		155,948	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		105,948	
TOTAL JUST VALUE		341,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,034	
5YR CK NC JS			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RECD			
2019 AG RENEWAL REC'D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012561	SFD-CO	0	08/22/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1012/0692	9/26/2016	WD Q	Q	I	01	264,000
GRANTOR: DULL DARRELL D & MARY						
GRANTEE: DAVIDSON MARK L & R						
0886/0217	7/30/2012	CR U	V	11		100
GRANTOR: DULL DARRELL D						
GRANTEE: DULL DARRELL D & MA						

EXTRA FEATURES																
L N	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

BUILDING NOTES											
44 WINCHESTER LN, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2013] W21 S6 FOP=[YR=2013] W24 S8 E24 N8 S8 W24											
CAN=[YR=2013] N8 W10 FCP=[YR=2013] W24 FST=[YR=2013] W6 S22											
E6 N22 S22 E24 N22 S8 E10 S11 E8 S6 W1 S4 E1 S6											
POP=[YR=2013] S6 E19 N6 W19 S9 E18 N50 S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	005970	A	TIMBER MIX 1	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	325.00	325.00	6,175							