17-3S-1W P-1-M-59A
BEGIN AT NW COR OF SAID N 1/2 OF NW 1/4 & RUN E 2640 FT THEN

HOFFMAN JASON S/HOFFMAN JENNIFER L
1096 LONNIE RAKER
CRAWFORDVILLE, FL 32327-0129

2024

17-3S-01W-000-04432-001

BUILDING CHARACTERISTICS

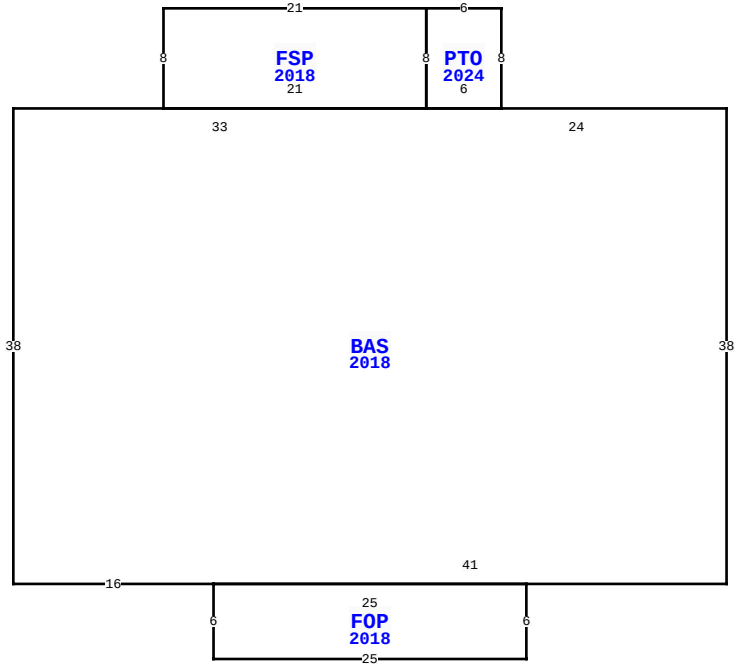
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	5000	IMPRVD AG RES
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2018	2,166	216,203
FOP	150	30	2018	45	4,492
FSP	168	55	2018	92	9,183
PTO	48	5	2024	2	200
TOTALS	2,532			2,305	230,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	110.6000	105.07	242,186	2018	2018	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2019 Heated Area: 2166 HX Base Yr 2019



1096 LONNIE RAKER LN, CRAWFORDVILLE

BLD DATE	08/22/2018	RTSR	LGL DATE		
XF DATE	08/22/2018	RTSR	LAND DATE	08/22/2018	RTSR
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	230,077
TOTAL MARKET OB/XF VALUE	8,605
TOTAL LAND VALUE - MARKET	89,325
TOTAL MARKET VALUE	256,903
SOH/AGL Deduction	43,517
ASSESSED VALUE	213,386
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	163,386
TOTAL JUST VALUE	328,007
NCON VALUE	7,773
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,286

PU PTO ON BLDG, PU XFOB AND CORRECT DIMENS ON XFOB
CORRECT LAND LINES
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000112	POLE BARN-CC	0	02/22/2021
19001429	ELECTRIC	0	10/25/2019
18000170	SFD-CO	0	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0172	2/15/2017	WD	Q	V	05	50,000
GRANTOR: TEAGUE D,COXWELL A &						
GRANTEE: HOFFMAN JASON S & J						
0925/0465	10/16/2013	PR	U	V	19	0
GRANTOR: TEAGUE DEBORAH AS PER						
GRANTEE: TEAGUE D,COXWELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 W33 S38 E16 E41 N38 $
FSP=[YR=2018;ORIG=-24,0] N8 W21 S8 E21 $
FOP=[YR=2018;ORIG=-41,38] S6 E25 N6 W25 $
PTO=[YR=2024;ORIG=-24,0] E6 N8 W6 S8 $
.

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	0210	CONCRETE D	0	100	27	24	648.00	SF	6.00	6.00	100	2018	2018	3	80	3,110	
2	0211	CONCRETE W	0	100	22	8	176.00	SF	6.00	6.00	100	2018	2018	3	80	845	
4	0025	BARN,POLE	0	100	20	20	400.00	SF	12.50	12.50	100	2024	2021		93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 8,605

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	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	005920	A	TIMB/PAST	0			0.00	0.00	9.91	AC		1.00	1.00	1.00	325.00	325.00	3,221							

REVIEW DATE 09/22/2023 BY FRJS Total Acres: 10.91 Total Land Value: 18,221 Market: 74,325 Agricultural: 3,221 Common: 15,000 PRINTED 04/01/2026 BY SYS