17-3S-1W LOT 45 SPEARS
CROSSING PB 6 P 38
OR 1268 P 658  OR 1327 P 344

**2024**

**17-3S-01W-426-04444-045**

## BUILDING CHARACTERISTICS

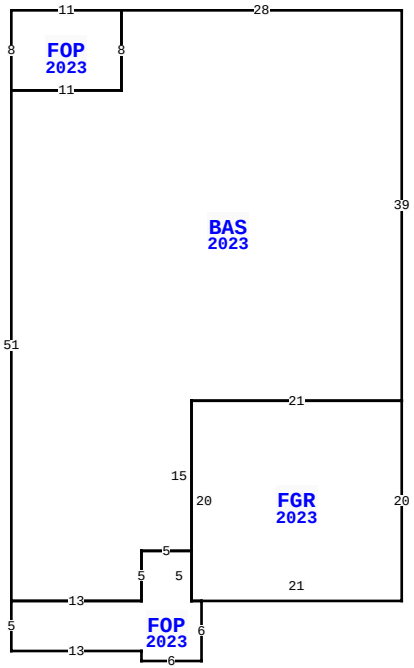
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 80 |
| Exterior Wall | 11 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | VYL PLANK 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 08 | 8 FT 100 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 12 | AVERAGE 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | 2 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 426.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,768 | 100 | 2023 | 1,768 | 191,969 |
| FGR | 420 | 50 | 2023 | 210 | 22,802 |
| FOP | 88 | 30 | 2023 | 26 | 2,823 |
| FOP | 126 | 30 | 2023 | 38 | 4,126 |
| TOTALS | 2,402 | | | 2,042 | 221,720 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,042 | 114.3000 | 108.58 | 221,720 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2024  Heated Area: 1768  HX Base Yr 2024




57 PLANTERS RIDGE LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 08/01/2022 EB |
| 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 | | 221,720 |
| TOTAL MARKET OB/XF VALUE | | 5,400 |
| TOTAL LAND VALUE - MARKET | | 57,000 |
| TOTAL MARKET VALUE | | 284,120 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 284,120 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 229,120 |
| TOTAL JUST VALUE | | 284,120 |
| NCON VALUE | | 5,400 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 57,000 |

FR PU NCON & XFOBS 09-06-2023

5YR PRCL CK NC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22001107 | SFD-CO | 0 | 12/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E11 N8 E28 S39 W21 S15 W5 S5 W13 N51 $
FOP=[YR=2023;ORIG=40,2] E11 S8 W11 N8 $
FGR=[YR=2023;ORIG=58,41] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=53,56] E5 S5 E1 S6 W6 N1 W13 N5 E13 N5 $
.

## 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 | 0 | 0 | 872.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 5,232 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 7 | 4 | 28.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 168 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,400

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 57,000.00 | 57,000.00 | 57,000 | | | | | | | |

REVIEW DATE 09/06/2023 BY FRLW  Total Acres: 0.25  Total Land Value: 57,000  Market: 0  Agricultural: 0  Common: 57,000  PRINTED 04/22/2026 BY SYS