P-52-14-M-59B IN W 1/2 OF
SEC 18 OR 706 P 65
OR 831 P 498 OR 891 P 693

SHAFFIELD JOHN DAVID
88 ARIANA COVE
CRAWFORDVILLE, FL 32327

2024

18-3S-01W-000-04512-016

BUILDING CHARACTERISTICS

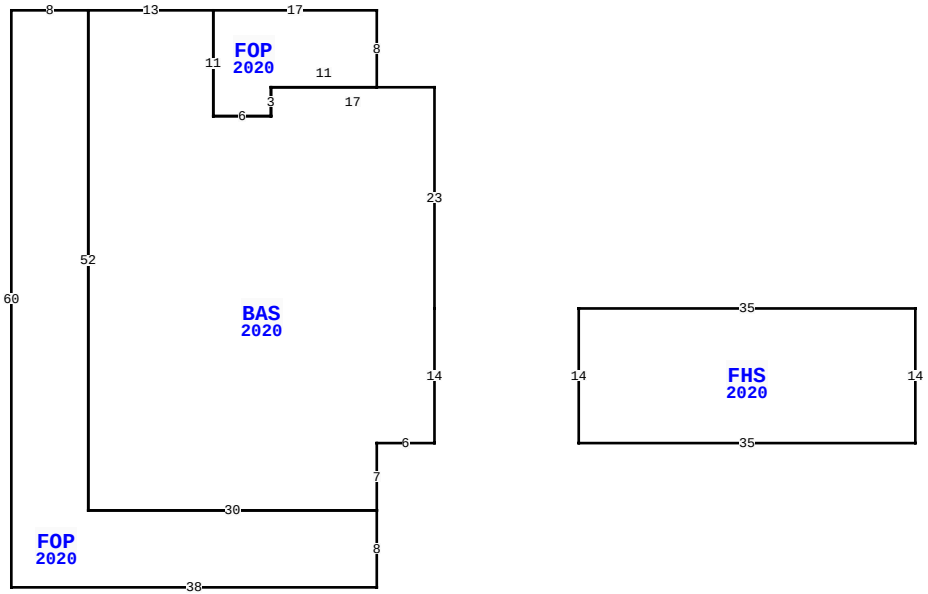
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
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	1,628	100	2020	1,628	168,323
FHS	490	30	2020	147	15,199
FOP	154	30	2020	46	4,756
FOP	720	30	2020	216	22,332
TOTALS	2,992			2,037	210,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	112.2000	106.59	217,124	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 1775 HX Base Yr 2021



88 ARIANA CV, CRAWFORDVILLE

BLD DATE	02/11/2020 RTJT	LGL DATE	
XF DATE	02/11/2020 RTJT	LAND DATE	05/25/2018 RTJT
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	210,610
TOTAL MARKET OB/XF VALUE	2,899
TOTAL LAND VALUE - MARKET	37,720
TOTAL MARKET VALUE	251,229
SOH/AGL Deduction	5,415
ASSESSED VALUE	245,814
TOTAL EXEMPTION VALUE	HX HB 13 245,814
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	251,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,463

COMBINED & DEL 4.91 AC FROM PRCL 04512-014.

2021 HX APPLIED SHAFFIELD

5 YR PRCL CK, PU NEW SFD & XFOB LN 3

COA PER WAK TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000091	GENERATOR	0	01/28/2020
19000200	SFD-CO	0	02/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/0180	10/19/2018	WD	Q	V	01	19,000
GRANTOR: WOLD COURTNEY A						
GRANTEE: SHAFFIELD JOHN DAVI						
0941/0894	5/16/2014	WD	Q	V	01	21,000
GRANTOR: WESOLOWSKI DAVID A						
GRANTEE: WOLF COURTNEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP=[YR=2020] E11 N8 W17 S11 E6 N3$ S3 W6 N11 W13 S52 FOP=[YR=2020] N52 W8 S60 E38 N8 W30$ E30 N7 E6 N14 PTR=E15 FHS=[YR=2020] S14 E35 N14 W35$ W15$ N23$.

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	0371	FLOATING D	0	100	8	10	80.00	SF	20.00	20.00	100	2012	2012	3	52	832	
2	0375	WOOD WALK	0	100	3	12	36.00	SF	15.00	15.00	100	2012	2012	3	52	281	
3	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2020	2020	3	94	1,786	

LAND DESCRIPTION

TOTAL OB/XF 2,899

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	000000	C	VAC RES	100			0.00	0.00	4.96	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,200							
2	009630	C	WETLAND	100			0.00	0.00	5.20	AC		1.00	1.00	1.00	100.00	100.00	520							

REVIEW DATE 02/11/2020 BY RTJT Total Acres: 10.16 Total Land Value: 37,720 Market: 0 Agricultural: 0 Common: 37,720 PRINTED 04/01/2026 BY SYS