19-2S-1W P-13-4-M-56
5.50 AC LYING IN THE SE1/4
OF THE NE 1/4 OF SEC.13 LESS

TUCKER ROSS E/BROWN TUCKER EVELYN
741 NEW LIGHT CHURCH RD
CRAWFORDVILLE, FL 32327

**2024**

**19-2S-01W-000-03930-004**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 05 | PILE CONCR 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 11 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 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: 2 | MKT AREA: 11

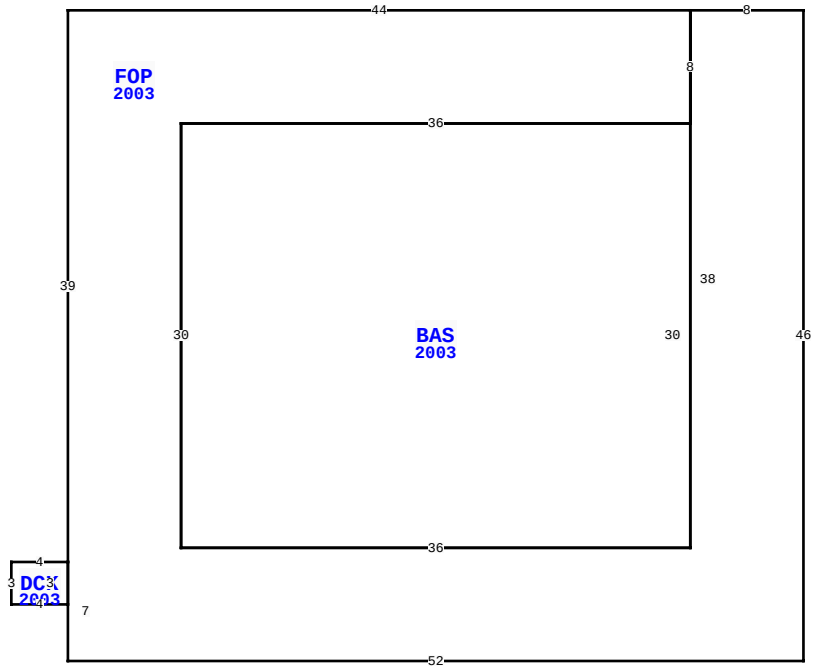
NEIGHBORHOOD/LOC: 000 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | 2003 | 1,080 | 114,091 |
| DCK | 12 | 10 | 2003 | 1 | 106 |
| FOP | 1,312 | 30 | 2003 | 394 | 41,622 |
| TOTALS | 2,404 | | | 1,475 | 155,819 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,475 | 139.0000 | 132.05 | 194,774 | 2003 | 2003 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1080 HX Base Yr 2003




741 NEW LIGHT CHURCH RD, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/25/2017 | RTJT | LGL DATE | | |
| XF DATE | 08/25/2017 | RTJT | LAND DATE | 08/25/2017 | 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 | 155,819 |
| TOTAL MARKET OB/XF VALUE | 1,452 |
| TOTAL LAND VALUE - MARKET | 41,250 |
| TOTAL MARKET VALUE | 198,521 |
| SOH/AGL Deduction | 63,651 |
| ASSESSED VALUE | 134,870 |
| TOTAL EXEMPTION VALUE | HX HB 50,000 |
| BASE TAXABLE VALUE | 84,870 |
| TOTAL JUST VALUE | 198,521 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,566 |

5 YEAR PRCL CH, N/C

2022 QNR RTND TO BE REVIEWED BY ROBBIE

MC OR 1249 P 213

5 YR PRCL CK. PU XFOB LN 2. CHG FLOR.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21000878 | GENERATOR | 0 | 08/27/2021 |
| 2013262 | ELECT | 0 | 04/30/2013 |
| 2011576 | ELECT | 0 | 08/23/2011 |
| 29526 | SFD | 0 | 10/18/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1266/0829 | 5/24/2022 | QC | U | I | 11 | 100 |
| GRANTOR: TUCKER ROSS E & BROWN | | | | | | |
| GRANTEE: TUCKER ROSS E & EV | | | | | | |
| 1249/0214 | 1/31/2022 | QC | U | I | 11 | 100 |
| GRANTOR: TUCKER ROSS E | | | | | | |
| GRANTEE: CRAIG EVELYN BROWN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W36 S30 E36 N30 $ FOP=[YR=2003] N8 W44 S39
DCK=[YR=2003] W4 S3 E4 N3 $ S7 E52 N46 W8 S38 W36 N30 E36 $.

## 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 | 0770 | PUMP HOUSE | 0 | 100 | 6 | 6 | 36.00 | SF | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 0 | 0 | |
| 2 | 0625 | PORT WD UT | 0 | 100 | 28 | 12 | 336.00 | SF | 6.00 | 6.00 | 100 | 2016 | 2016 | 3 | 72 | 1,452 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,452

| 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 | 5.50 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 41,250 | | | | | | | |

REVIEW DATE 04/27/2022 BY JSAK Total Acres: 5.50 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 04/22/2026 BY SYS