19-3S-1W P-17-M-59C
A PARCEL 210 X 210 FT
OR 29 P 355 & OR 54 P 209

A & H PROPERTIES LLC/
C/O CHRIS VAN ASTEN, 5354 PEMBRIDGE PLACE
TALLAHASSEE, FL 32309

2024

19-3S-01W-000-04533-000

BUILDING CHARACTERISTICS

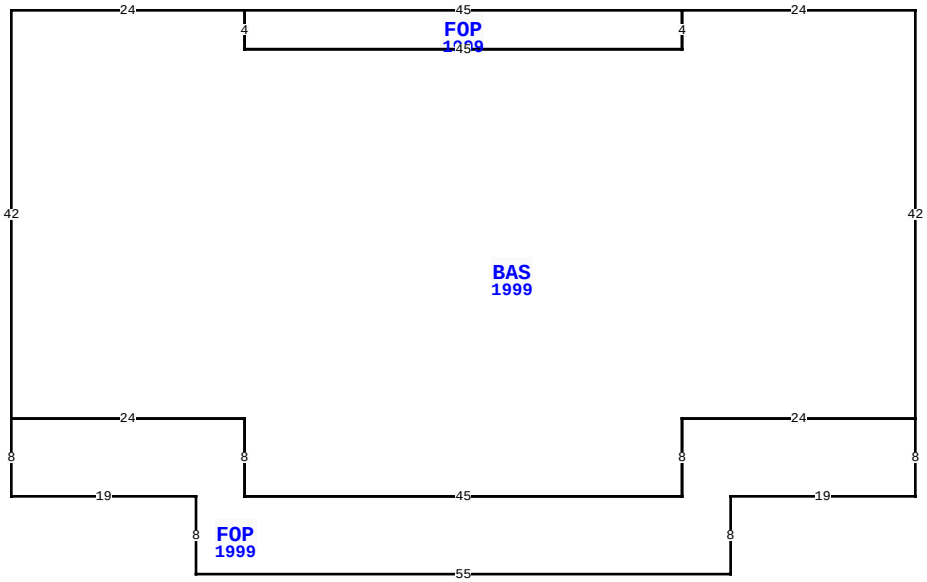
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	02	WALL BOARD 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures		13 100
Story Height		0 100
RMS		25 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	1700	OFFICE BUILDING
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	4,086	100	1999	4,086	339,548
FOP	180	30	1999	54	4,488
FOP	824	30	1999	247	20,526
TOTALS	5,090			4,387	364,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1700	04	4,387	97.1908	145.79	639,581	1998	1998	0	0	0	43.00	57.00

1 OFFICE 0% - 0 Heated Area: 4086 HX Base Yr



2140 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	09/24/2020	RTMJ	
XF DATE	09/24/2020	RTMJ	
INC DATE			
LGL DATE			
LAND DATE	09/24/2020	RTMJ	
AG DATE			

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	0250	ASPHALT AV	0	0	0	0	10,519.00	SF	2.00	2.00	100	1999	1999	3	20	4,208	
2	0055	PORTABLE C	0	0	20	12	240.00	SF	3.00	3.00	100	1999	1999	3	20	144	
3	0210	CONCRETE D	0	0	20	12	240.00	SF	6.00	6.00	100	1999	1999	3	20	288	
4	0620	WOOD UTL B	0	0	8	10	80.00	SF	6.00	6.00	100	1999	1999	3	20	96	
5	0211	CONCRETE W	0	0	4	25	100.00	SF	6.00	6.00	100	1999	1999	3	20	120	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	364,561
TOTAL MARKET OB/XF VALUE	4,856
TOTAL LAND VALUE - MARKET	225,500
TOTAL MARKET VALUE	594,917
SOH/AGL Deduction	100,647
ASSESSED VALUE	494,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,270
TOTAL JUST VALUE	594,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	614,096

5YR PRCL CK N/C

COA PER OWNER EMAIL.

ADD CHG (SEE SCAN)

8053039017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000594	RE-ROOF/SHINGLES		08/20/2024
21000635	MECH	0	06/15/2021
19000451	MECH	0	04/10/2019
17000853	MECH-CO	0	06/22/2017
027345	SEWER	0	01/10/2001
024221	SIGN	0	10/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0796/0525	6/08/2009	WD	Q	I	01	500,000
GRANTOR: HOMELAND COASTAL INVE						
GRANTEE: A & H PROPERTIES LL						
0451/0133	7/25/2002	WD	Q	I		400,000
GRANTOR: CUTCHIN EUGENE E & EL						
GRANTEE: HOMELAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W24 FOP=[YR=1999] W45 S4 E45 N4$ S4 W45 N4 W24 S42 FOP=[YR=1999] S8 E19 S8 E55 N8 E19 N8 W24 S8 W45 N8 W24$ E24 S8 E45 N8 E24 N42$.

LAND DESCRIPTION

TOTAL OB/XF 4,856

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	001700	C	1STORY OFF	0			0.00	0.00	205.00	FF		1.00	1.00	1.00	1,100.00	1,100.00	225,500							

REVIEW DATE 09/24/2020 BY RTMJ Total Acres: 1.00 Total Land Value: 225,500 Market: 0 Agricultural: 0 Common: 225,500 PRINTED 04/08/2026 BY SYS