

IVAN ESTATES A RECORDED SUBD
 LOT 2 CONT 2.89 AC
 OR 48 P 498 OR 373 P 442

BANKS CHERYL R/CODDINGTON JUSTIN W
 209 IVAN CHURCH RD
 CRAWFORDVILLE, FL 32327

2024

19-3S-01W-241-04524-A02



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
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	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,125	100	2001
FEP	108	80	2001
FOP	270	30	2001
TOTALS	1,503		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2008									Heated Area: 1211	
209 IVAN CHURCH RD, CRAWFORDVILLE													
BLD DATE	04/11/2019	RTJ/T	LGL DATE	04/11/2019	RTJ/T								
XF DATE	04/11/2019	RTJ/T	LAND DATE	04/11/2019	RTJ/T								
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				115,945		
TOTAL MARKET OB/XF VALUE				3,324		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				144,269		
SOH/AGL Deduction				36,421		
ASSESSED VALUE				107,848		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				57,848		
TOTAL JUST VALUE				144,269		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				145,950		
INCR EYB 2001-2005 PRMT OB22-000025						
5 YR PRCL CK, PU XFOB LN 4-7, CHG TRAV.						
5 YR PRCL CK, N/C						
5 YR PRCL CH, PU XFOB LN 2-3, PU FNDN & FRME						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000025	RE-ROOF-CC	0	01/12/2022			
29986	FCP	0	03/24/2003			
28055	SFD	0	08/08/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0696/0435	2/02/2007	WD Q	Q	I		185,000
GRANTOR: ROBERTS GARRETT A & K						
GRANTEE: BANKS CHERYL R & CO						
0415/0772	8/03/2001	TD Q	Q	V		25,000
GRANTOR: FLACK EVELYN R TRUST						
GRANTEE: ROBERTS GARRETT A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W9 FEP=[YR=2001] N9 W12 S9 E12\$ W36 S25						
FOP=[YR=2001] S6 E45 N6 W45\$ E45 N25\$.						

EXTRA FEATURES																	
L N	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	0030	BARN, POLE	0	100	19	29	551.00	SF	9.00	9.00	100	2003	2003	3	21	1,041	
2	0211	CONCRETE W	0	100	18	4	72.00	SF	6.00	6.00	100	2009	2009	3	39	168	
3	0211	CONCRETE W	0	100	12	4	48.00	SF	6.00	6.00	100	2009	2009	3	39	112	
4	0940	OPEN SHED	0	100	14	11	154.00	SF	4.00	4.00	100	2014	2014	3	62	382	
5	0620	WOOD UTL B	0	100	15	11	165.00	SF	6.00	6.00	100	2014	2014	3	62	614	
6	0940	OPEN SHED	0	100	29	10	290.00	SF	4.00	4.00	100	2014	2014	3	62	719	
7	0940	OPEN SHED	0	100	20	18	360.00	SF	4.00	4.00	100	2001	2001	3	20	288	
TOTAL OB/XF														3,324			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	25,000.00	25,000.00	25,000							