

IVAN ESTATES A RECORDED SUB
 LOT 5 CONT 2.89 AC
 OR 48 P 498 OR 376 P 481

ASHBURN GARY/ASHBURN JOYCE ETAL
 179 IVAN CHURCH RD
 CRAWFORDVILLE, FL 32327

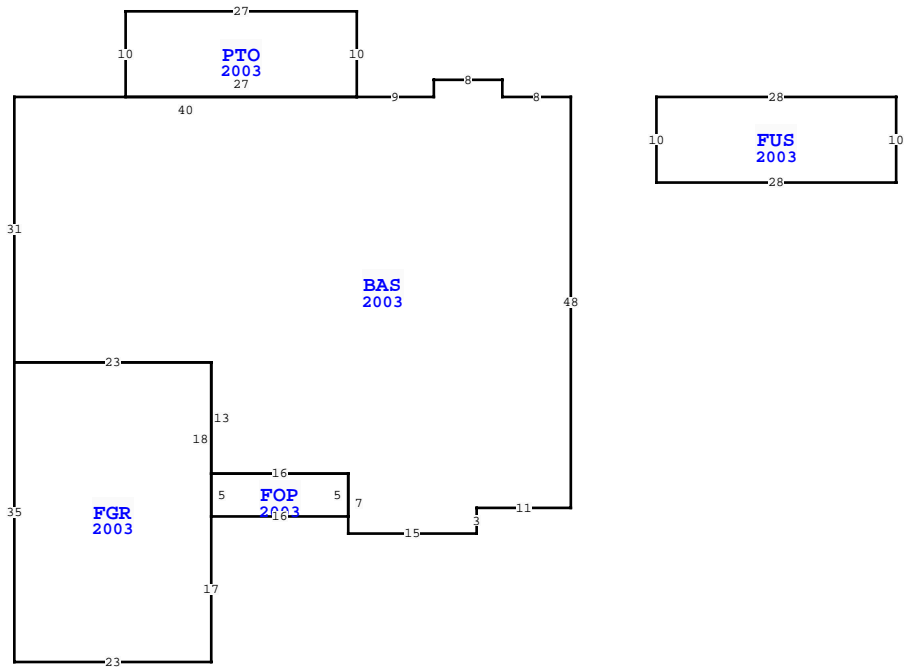
2024

19-3S-01W-241-04524-A05



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	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	12	HARDWOOD	100		
Heating Type	03	FORCED	AIR	100	
Air Condition	03	CENTRAL	100		
Bedrooms				4	100
Bathrooms				2.5	100
Story Height				0	100
Stories	2.			2.	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	2,726	100	2003	2,726	233,229
FGR	805	50	2003	402	34,394
FOP	80	30	2003	24	2,053
FUS	280	100	2003	280	23,956
PTO	270	5	2003	14	1,198
TOTALS	4,161			3,446	294,830

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100% - 2004			373,202	2003	2007	0	0	5	16.00	79.00
Heated Area: 3006 HX Base Yr 2004												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		294,830	
TOTAL MARKET OB/XF VALUE		20,762	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		340,592	
SOH/AGL Deduction		72,958	
ASSESSED VALUE		267,634	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		217,634	
TOTAL JUST VALUE		340,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,418	
INCR EYB 2003-2007 RE-ROOF CC 5-2022			
5 YR PRCL CH, N/C			
XFOB LN 1, PU XFOB LN 4-5			
5 YR PRCL CH, PU FNDN & FRME, CORR # OF UT'S			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000298	RE-ROOF-CC	0	05/10/2022
15000631	MECH	0	07/14/2015
30057	SFD	0	04/07/2003
30058	FGR	0	04/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0534	10/03/2023	QC	U	I	11	100
GRANTOR: TOMAINI AMADED						
GRANTEE: ASHBURN GARY & JOYCE						
0476/0005	2/24/2003	WD	Q	V		34,000
GRANTOR: TOMAINI AMADED						
GRANTEE: ASHBURN GARY & JOYCE						

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	0210	CONCRETE D	0	100	0	0		3,278.00	SF	6.00	100	2003	2003	3	21	4,130
2	0170	GARAGE UNF	0	100	25	33		825.00	SF	25.00	100	2003	2003	3	60	12,375
3	0080	4' CHAINLI	0	100	0	0		1,368.00	LF	13.00	100	2004	2004	3	23	4,090
4	0770	PUMP HOUSE	0	100	4	4		16.00	SF	5.00	100	2004	2004	3	10	8
5	0211	CONCRETE W	0	100	42	3		126.00	SF	6.00	100	2003	2003	3	21	159

TOTAL OB/XF												20,762												
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

BUILDING NOTES											
BAS=[YR=2003] W8 N2 W8 S2 W9 PTO=[YR=2003] N10 W27 S10 E27\$ W40 S31 FGR=[YR=2003] S35 E23 N17 FOP=[YR=2003] E16 N5 W16 S5\$ N18 W23 \$ E23 S13 E16 S7 E15 N3 E11 N48 PTR=[YR=2003] E10 FUS=[YR=2003] S10 E28 N10 W28\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												20,762			
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1	000100	C	SFR				0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000										