

WOODVILLE SOUTH BLOCK A
 LOT 6 OR 83 P 473
 OR 85 P 808 OR 265 P 605

MCCURDY CINNAMON/LAWHORN DANIEL LEE JR
 43 BOB MILLER RD
 CRAWFORDVILLE, FL 32327

2024

20-2S-01E-142-04917-A06

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	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	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	1	MKT AREA		09	
NEIGHBORHOOD/LOC	142.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1993	1,078	104,684
FST	286	55	1994	157	15,246
UEP	216	60	2013	130	12,625
UOP	38	20	1993	8	777
TOTALS	1,618			1,373	133,331

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%	- 2024		Heated Area: 1078					HX Base Yr 2023	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,331
TOTAL MARKET OB/XF VALUE			2,677
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			171,008
SOH/AGL Deduction			0
ASSESSED VALUE			171,008
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			121,008
TOTAL JUST VALUE			171,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,660
5 YR PRCL CK, PU XFOB LN 5, CHG TRAV			
ADD HX, TRANSFRD FROM COLLIER CO			
4, PU CORR TRAV, PU FNDN & FRME			
5 YR PRCL CH, CHG SIZE XFOB LN 3, PU XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010362	RE-ROOF	0	05/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/0534	10/21/2022	QC	U	I	11	100
GRANTOR: MCCURDY CINNAMON						
GRANTEE: MCCURDY CINNAMON &						
1257/0687	3/21/2022	WD	Q	I	01	204,000
GRANTOR: BRANNON TAMARA K						
GRANTEE: MCCURDY CINNAMON						

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	76	9	684.00	SF	6.00	6.00	100	1982	1982	3	20	821	
2	0211	CONCRETE W	0	100	26	3	78.00	SF	6.00	6.00	100	1982	1982	3	20	94	
3	0620	WOOD UTL B	0	100	18	20	360.00	SF	6.00	6.00	100	1982	1982	3	20	432	
4	0955	PRIVACY FE	0	100	0	0	80.00	LF	15.00	15.00	100	2009	2009	3	55	660	
5	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2014	2014	3	62	670	
TOTALS															2,677		

LAND DESCRIPTION																								
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	35,000.00	35,000.00	35,000							