

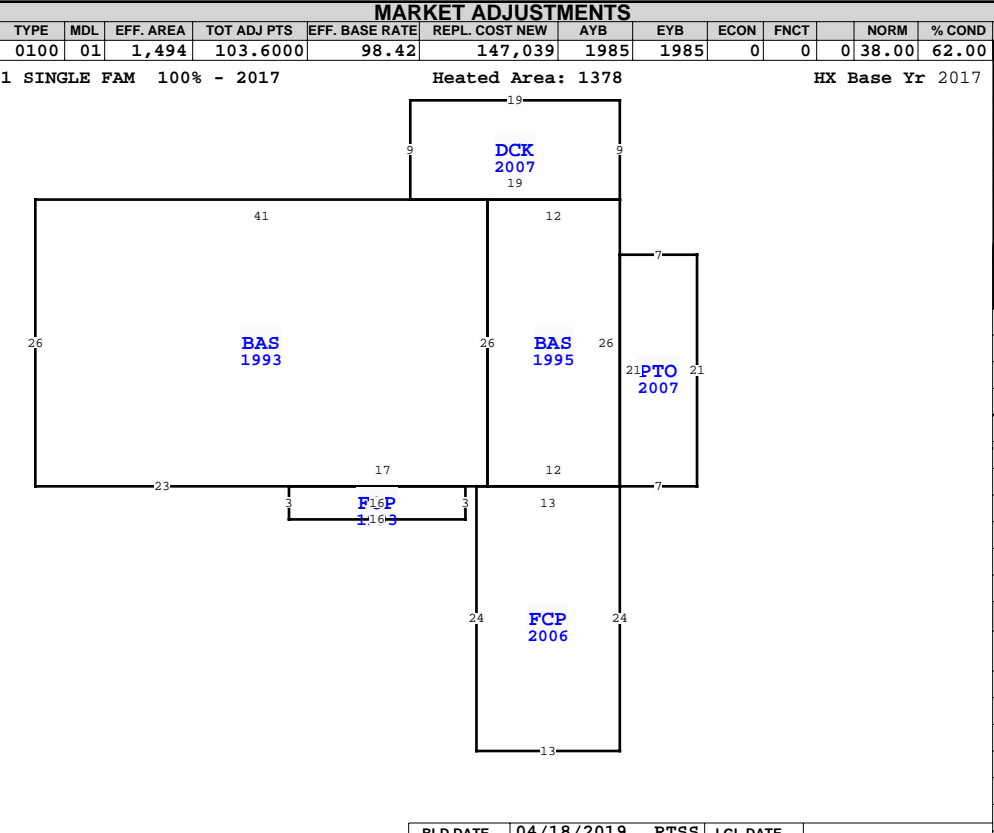
WOODVILLE SOUTH BLOCK C  
 LOT 14 OR 75 P 366  
 OR 98 P 486 OR 109 P 675

MCGUIRE ERIN DANIELLE  
 77 FINNER DR  
 CRAWFORDVILLE, FL 32327

**2024**

20-2S-01E-142-04917-C14

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Foundation	02	CONCR SLAB 100	0100	01	1,494	103.6000	98.42	147,039	1985	1985	0	0	38.00	62.00
Frame	02	WOOD FRAME 100	1 SINGLE FAM 100% - 2017 Heated Area: 1378 HX Base Yr 2017											
Exterior Wall	08	WD ON PLY 70												
Exterior Wall	19	COMMON BRK 30												
Roof Structur	03	GABLE/HIP 100												
Roof Cover	12	MODULAR MT 100												
Interior Wall	04	PLYWOOD 50												
Interior Wall	05	DRYWALL 50												
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		1 100												
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	1,066	100	1993	1,066	65,048									
BAS	312	100	1995	312	19,038									
DCK	171	10	2007	17	1,037									
FCP	312	25	2006	78	4,760									
FOP	48	30	1993	14	854									
PTO	147	5	2007	7	427									
TOTALS	2,056			1,494	91,164									



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		91,164			
TOTAL MARKET OB/XF VALUE		1,630			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		127,794			
SOH/AGL Deduction		45,575			
ASSESSED VALUE		82,219			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		32,219			
TOTAL JUST VALUE		127,794			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		128,880			
5 YR PRCL CK,N/C					
ADD HX FOR 2017					
UT'S XFOB LN 3, PU CORR TRAV, PU FNDN & FRME					
5 YR PRCL CH, CHG SIZE XFOB LN 1, CHG # OF					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000401	RE ROOF-CO	0	09/03/2020		
20000142	REPAIR-CO	0	08/07/2020		
200636	CPT, REROOF SFD	0	01/06/2006		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/0264	2/29/2024	WD Q	I	01		227,500
GRANTOR: SHAW JONATHAN & SAVAN						
GRANTEE: MCGUIRE ERIN DANIEL						
1007/0762	7/29/2016	WD Q	I	01		99,000
GRANTOR: MARDEN ELILEEN						
GRANTEE: SHAW JONATHAN & SAV						

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	71	9		639.00	100	1985	1985	3	20	767	
2	0700	PORT BLDG	0	100	12	12	SF	8.00	100	2005	2005	3	64	737	
3	0955	PRIVACY FE	0	100	0	0	LF	15.00	100	2006	2006	3	30	126	

TOTAL OB/XF											1,630													
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							

BUILDING NOTES										
DCK=[YR=2007] W19 S9 E19 BAS=[YR=1995] W12 BAS=[YR=1993] W41 S26 E23 FOP=[YR=1993] S3 E16 N3 W16\$ E17 FCP=[YR=2006] S24 E13 N24 W13\$ E1 N26\$ S26 E12 PTO=[YR=2007] E7 N21 W7 S21\$ N26\$ N9 \$.										

LAND DESCRIPTION											TOTAL OB/XF													1,630				
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											