

BUCK FOREST U-2
BLOCK A LOT 21
OR 211 P 881 & OR 212 P 842

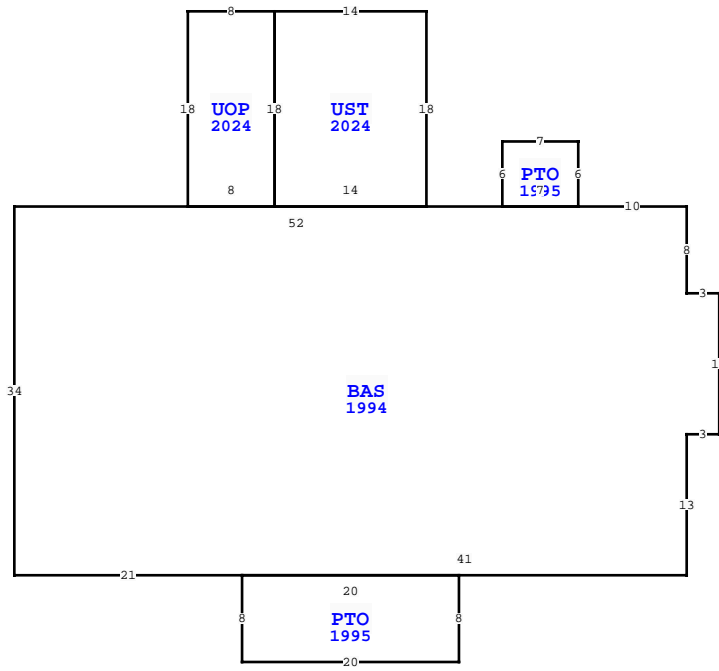
MCCABE SONIA M
246 QUAIL RUN
CRAWFORDVILLE, FL 32327

2024

21-3S-01E-226-05399-A21

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	12	WOOD FRAME	100
Exterior Wall	12	CEDAR/CYPR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	226.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,147	100	1994
PTO	42	5	1995
PTO	160	5	1995
UOP	144	20	2024
UST	252	45	2024
TOTALS	2,745		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,299	109.0000	103.55	238,061	1994	1998	0	0	25.00	75.00		
1 SINGLE FAM 100% - 0 Heated Area: 2147 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	221,938		
TOTAL MARKET OB/XF VALUE	3,841		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	243,704		
SOH/AGL Deduction	66,964		
ASSESSED VALUE	176,740		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	121,740		
TOTAL JUST VALUE	330,779		
NCON VALUE	57,300		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	185,725		
JS PRMT CK PU XFOBS, PU NEW BLDG, UOP & UST 5/19/			
INCR EYB 1994-1998 RE-ROOF-CC 1-2022			
CORRECT LAND LINE			
2022 AG RENEW RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001044	POLE BARN-CC	0	10/27/2022
22000005	RE-ROOF-CC	0	01/04/2022
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0212/0842	11/09/1993	WD Q V	25,000
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1994;ORIG=0,0] W10 W52 S34 E21 E41 N13 E3 N13 W3 N8 \$			
UST=[YR=2024;ORIG=-38,-18] E14 S18 W14 N18 \$			
PTO=[YR=1995;ORIG=-41,34] S8 E20 N8 W20 \$			
UOP=[YR=2024;ORIG=-46,-18] E8 S18 W8 N18 \$			
PTO=[YR=1995;ORIG=-10,0] N6 W7 S6 E7 \$			

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	1994	1994	3	51	663	
2	0625	PORT WD UT	0	100	12	16	192.00	SF	6.00	100	1995	1995	3	20	230	
3	0211	CONCRETE W	0	100	19	3	57.00	SF	6.00	100	1995	1995	3	20	68	
6	0210	CONCRETE D	0	100	16	10	160.00	SF	6.00	100	2024	2023	AV	100	960	
7	0210	CONCRETE D	0	100	16	10	160.00	SF	6.00	100	2024	2023	AV	100	960	
8	0210	CONCRETE D	0	100	16	10	160.00	SF	6.00	100	2024	2023	AV	100	960	

TOTAL OB/XF													
3,841													
246 QUAIL RUN, CRAWFORDVILLE													
BLD DATE	06/30/2020	RTAK	LGL DATE										
XF DATE	06/30/2020	RTAK	LAND DATE	06/30/2020 RTAK									
INC DATE			AG DATE										

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	325.00	325.00	2,925							

TOTAL OB/XF													
3,841													
246 QUAIL RUN, CRAWFORDVILLE													

BUCK FOREST U-2
 BLOCK A LOT 21
 OR 211 P 881 & OR 212 P 842

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 CRAWFORDVILLE, FL 32327

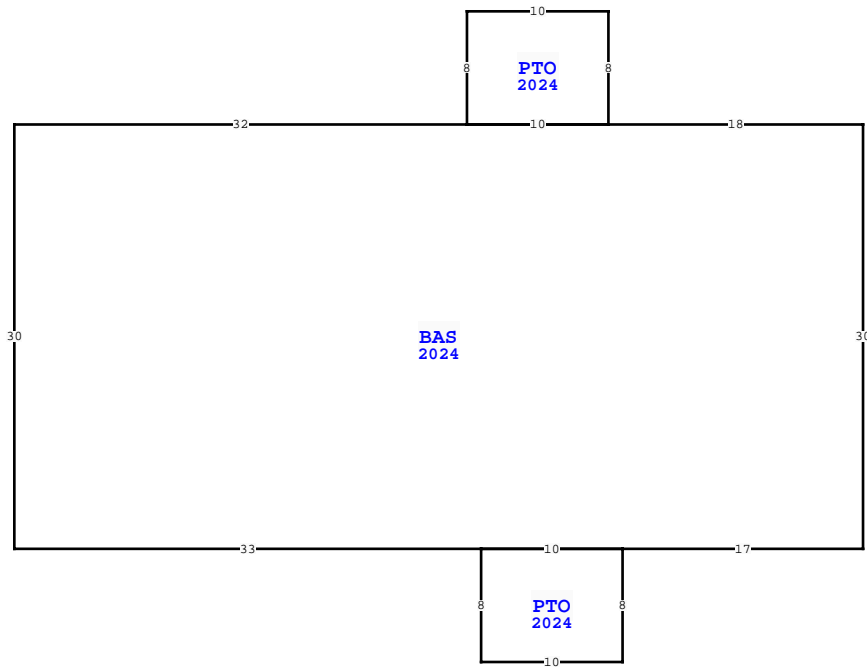
2024

21-3S-01E-226-05399-A21



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	25		MOD	METAL 100	
Roof Structur	03		GABLE	HIP 100	
Roof Cover	12		MODULAR	MT 100	
Interior Wall	07		NONE	100	
Interior Floo	03		CONC	FINSH 100	
Heating Type	01		NONE	100	
Air Condition	01		NONE	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Condition Adj	12		AVERAGE	100	
Quality	03		AVERAGE		
DOR CODE	5000 IMPRVD AG RES				
MAP NUM	1		MKT AREA	09	
NEIGHBORHOOD/LOC	226.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	43,200
PTO	80	5	2024	4	96
PTO	80	5	2024	4	96
TOTALS	1,960			1,808	43,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,808	48.0000	24.00	43,392	2023	2023	0	0	0.00	100.00
2 WKSHP/BARN		100% - 2024		Heated Area: 1800		HX Base Yr					



WAKULLA COUNTY PROPERTY			PAGE 2 of 2	3
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TOTAL MARKET OB/XF VALUE			3,841	
TOTAL LAND VALUE - MARKET			105,000	
TOTAL MARKET VALUE			243,704	
SOH/AGL Deduction			66,964	
ASSESSED VALUE			176,740	
TOTAL EXEMPTION VALUE	HX HB WX		55,000	
BASE TAXABLE VALUE			121,740	
TOTAL JUST VALUE			330,779	
NCON VALUE			57,300	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			185,725	

DONALD MCCABE DC OR 1228 P 274			
2021 AG RENEWAL RECD			
5 YR PRCL CH, DEL XFOB LN 4 & 5			
2019 AG RENEWAL REC'D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0212/0842	11/09/1993	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
BLD DATE	06/30/2020		RTAK	LGL DATE	06/30/2020		RTAK									
XF DATE	06/30/2020		RTAK	LAND DATE	06/30/2020		RTAK									
INC DATE				AG DATE												
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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=30,10] E32 E10 E18 S30 W17 W10 W33 N30 \$											
PTO=[YR=2024;ORIG=62,2] E10 S8 W10 N8 \$											
PTO=[YR=2024;ORIG=63,40] E10 S8 W10 N8 \$											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV