BUCK FOREST UNIT 2 UNREC
BKL B P-B9-M-76
OR 199 P 846 & OR 218 P 28

BRADEN RANDY/BRADEN NANCY
16 PINE LN
CRAWFORDVILLE, FL 32327

2024

21-3S-01E-226-05399-B09

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
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		3 100
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

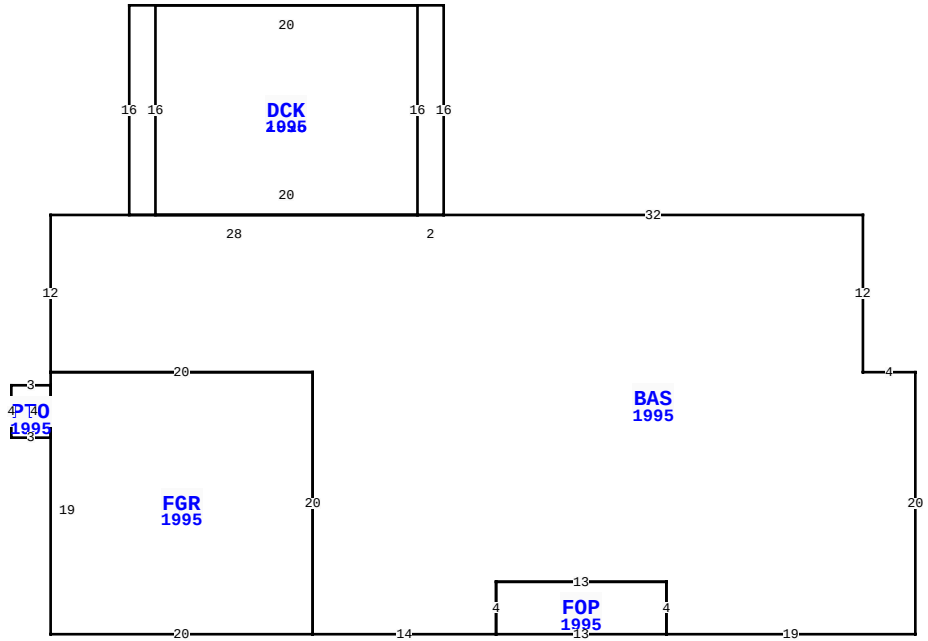
NEIGHBORHOOD/LOC: 226.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1995	1,612	120,185
DCK	320	10	1995	32	2,386
FGR	400	50	1995	200	14,911
FOP	52	30	1995	16	1,193
FOP	384	30	2016	115	8,574
PTO	12	5	1995	1	75
TOTALS	2,780			1,976	147,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	109.0000	103.55	204,615	1995	1995	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2017 Heated Area: 1612 HX Base Yr 2017



16 PINE LN, CRAWFORDVILLE

BLD DATE	10/18/2016	FRSR	LGL DATE		
XF DATE	10/18/2016	FRSR	LAND DATE	06/30/2020	RTST
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,323
TOTAL MARKET OB/XF VALUE		17,215
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		214,538
SOH/AGL Deduction		48,776
ASSESSED VALUE		165,762
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,762
TOTAL JUST VALUE		214,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,162

5 YR PRCL CH NC

FOR DEASON

SOH PORTED W/W TO 04177-154/2018/W 2016 VALUE

XFOB LN 4-8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000999	ROOF OVER DECK-CO	0	10/13/2016
16000794	POOL-CO	0	08/23/2016
16000808	RE-ROOF-CO	0	08/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0301	6/30/2016	WD	Q	I	01	175,000
GRANTOR: DEASON MICHAEL E & CY						
GRANTEE: BRADEN RANDY & NANC						
0678/0616	9/25/2006	WD	Q	I	01	100
GRANTOR: MARDIS CYNTHIA						
GRANTEE: DEASON MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 N12 W32 FOP=[YR=2016] N16 W24 S16 E24$ W2
DCK=[YR=1995] N16 W20 S16 E20$ W28 S12 FGR=[YR=1995] S1
PTO=[YR=1995] W3 S4 E3 N4$ S19 E20 N20 W20$ E20 S20 E14
FOP=[YR=1995] E13 N4 W13 S4$ N4 E13 S4 E19 N20$.

EXTRA FEATURES

LN	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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1995	1995	3	52	988	
2	0700	PORT BLDG	0	100	6	8	48.00	SF	8.00	8.00	100	1996	1996	3	53	204	
3	0700	PORT BLDG	0	100	6	10	60.00	SF	8.00	8.00	100	1996	1996	3	53	254	
4	0055	PORTABLE C	0	100	18	20	360.00	SF	3.00	3.00	100	1996	1996	3	20	216	
5	0955	PRIVACY FE	0	100	0	0	167.00	LF	15.00	15.00	100	2016	2016	3	87	2,179	
6	0055	PORTABLE C	0	100	18	30	540.00	SF	3.00	3.00	100	2016	2016	3	72	1,166	
7	0225	POOL,FIBER	0	100	12	24	288.00	SF	50.00	50.00	100	2016	2016	3	72	10,368	
8	0211	CONCRETE W	0	100	0	0	426.00	SF	6.00	6.00	100	2016	2016	3	72	1,840	

LAND DESCRIPTION

TOTAL OB/XF 17,215

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/30/2020 BY RTST Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/08/2026 BY SYS