

BUCK FOREST UNIT 2  
 BLOCK C LOT 6 10 AC.  
 OR 183 P 741 OR 186 P 34

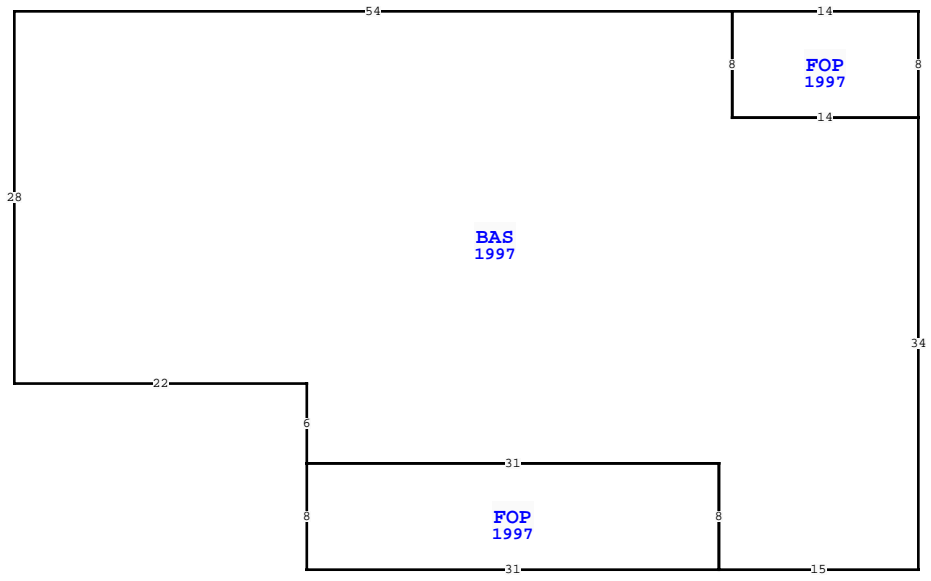
FAIRCLOTH ASHLEE/FAIRCLOTH CHARLES J  
 171 PINE LN  
 CRAWFORDVILLE, FL 32327

**2024**

21-3S-01E-226-05399-C06  


ELEMENT		CD		CONSTRUCTION	
Foundation	03	CONCR	STEM	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	06	CUST PANEL	80		
Interior Wall	05	DRYWALL	20		
Interior Floo	12	HARDWOOD	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	226.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	1997	2,188	194,728
FOP	112	30	1997	34	3,026
FOP	248	30	1997	74	6,586
TOTALS	2,548			2,296	204,340

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% - 2012			261,974	1997	2001	0	0	22.00	78.00
Heated Area: 2188 HX Base Yr 2012											



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			217,370
TOTAL MARKET OB/XF VALUE			24,763
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			342,133
SOH/AGL Deduction			162,133
ASSESSED VALUE			180,000
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			130,000
TOTAL JUST VALUE			342,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,002

CORRECT LAND LINES REMOVED WETLANDS			
INCR EYB 1997-2001 PRMT OB22-47			
5 YR PRCL CK, N/C			
UPDATED SPOUSE INFO, MLD RNWL CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000047	ROOF OVER-CC	0	01/26/2022
020705	N/A	0	03/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1044/0302	7/24/2017	QC	U	I	30	48,000
GRANTOR: RYALS SHERILYN						
GRANTEE: FAIRCLOTH ASHLEE &						
0851/0623	3/01/2011	WD	U	I	12	170,000
GRANTOR: WELLS FARGO BANK						
GRANTEE: RYALS ASHLEE & FAIR						

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	0060	DECK WOOD	0	100	12	30	360.00	SF	5.00	5.00	100	1995	1995	3	20	360	
2	0620	WOOD UTL B	0	100	8	20	160.00	SF	6.00	6.00	100	1995	1995	3	20	192	
3	0211	CONCRETE W	0	100	154	3	462.00	SF	6.00	6.00	100	1998	1998	3	20	554	
4	0375	WOOD WALK	0	100	26	4	104.00	SF	15.00	15.00	100	1998	1998	3	20	312	
5	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
6	0060	DECK WOOD	0	100	31	11	341.00	SF	5.00	5.00	100	1998	1998	3	20	341	
7	0051	CARPORT UN	0	100	20	40	800.00	SF	12.00	12.00	100	1995	1995	3	52	4,992	
8	0050	CARPORT UN	0	100	48	40	1,920.00	SF	9.00	9.00	100	2013	2013	3	80	13,824	
9	0210	CONCRETE D	0	100	40	18	720.00	SF	6.00	6.00	100	2013	2013	3	57	2,462	
10	0700	PORT BLDG	0	100	20	8	160.00	SF	8.00	8.00	100	2013	2013	3	80	1,024	

TOTAL OB/XF											
24,763											
BLD DATE	06/30/2020	RTLW	LGL DATE								
XF DATE	06/30/2020	RTLW	LAND DATE	06/30/2020 RTLW							
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1997] W14 S8 E14 BAS=[YR=1997] W14 N8 W54 S28 E22 S6											
FOP=[YR=1997] S8 E31 N8 W31\$ E31 S8 E15 N34\$ N8 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
												24,763												
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	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000							

BUCK FOREST UNIT 2  
 BLOCK C LOT 6 10 AC.  
 OR 183 P 741 OR 186 P 34

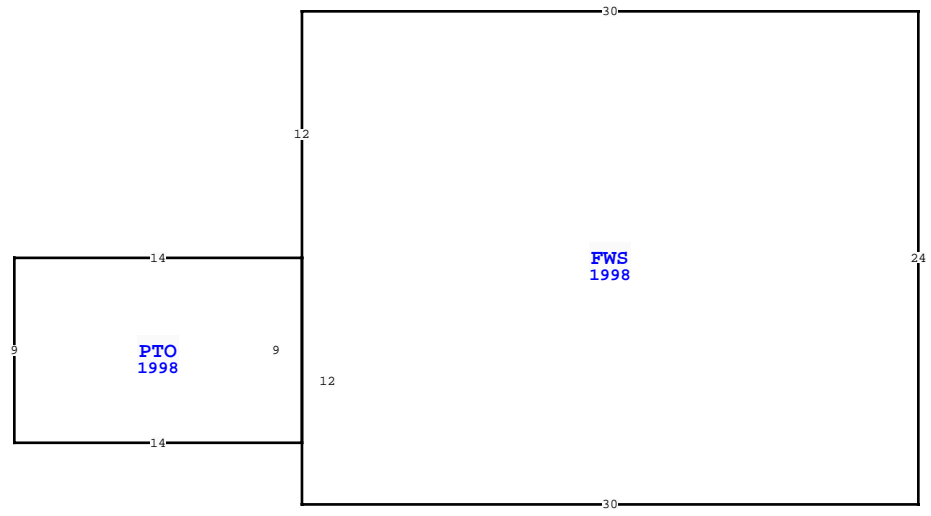
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 171 PINE LN  
 CRAWFORDVILLE, FL 32327

**2024**

21-3S-01E-226-05399-C06

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	08	SHT	VINYL	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
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
FWS	720	45	1998	324	12,794
PTO	126	5	1998	6	237
TOTALS	846			330	13,030

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	330	105.3000	52.65	17,374	1998	1998	0	0	25.00	75.00
3 WKSHP/BARN		100% - 2012		Heated Area: 0		HX Base Yr 2012					



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ASSESSED VALUE			180,000
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			130,000
TOTAL JUST VALUE			342,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,002
2018 QUESTIONNAIRE RETURNED/COMPLETE			
MLD 2018 QUESTIONNAIRE NEED SPOUSE INFO			
NEED HUSBAND'S INFO. FOR HX			
TRAV & FEAT FOR FWS1998 ON CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/0302	7/24/2017	QC	U	I	30	48,000
GRANTOR: RYALS SHERILYN						
GRANTEE: FAIRCLOTH ASHLEE &						
0851/0623	3/01/2011	WD	U	I	12	170,000
GRANTOR: WELLS FARGO BANK						
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EXTRA FEATURES																
171 PINE LN, CRAWFORDVILLE																
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

BLD DATE		RTLW		LGL DATE	
06/30/2020				06/30/2020	RTLW
XF DATE	06/30/2020	RTLW		LAND DATE	06/30/2020
INC DATE				AG DATE	

BUILDING NOTES											
BUILDING DIMENSIONS											
FWS=[YR=1998] W30 S12 PTO=[YR=1998] W14 S9 E14 N9\$ S12 E30 N24\$.											

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