22-2S-1W-P-1-6-M-61
10 AC.ML PARCEL LYING IN THE
NW 1/4 OF SEC. 22

BROWN RONALD K JR/BROWN LISA B
291 ROYAL OAKS COURT
CRAWFORDVILLE, FL 32327

2024

22-2S-01W-000-03942-006

BUILDING CHARACTERISTICS

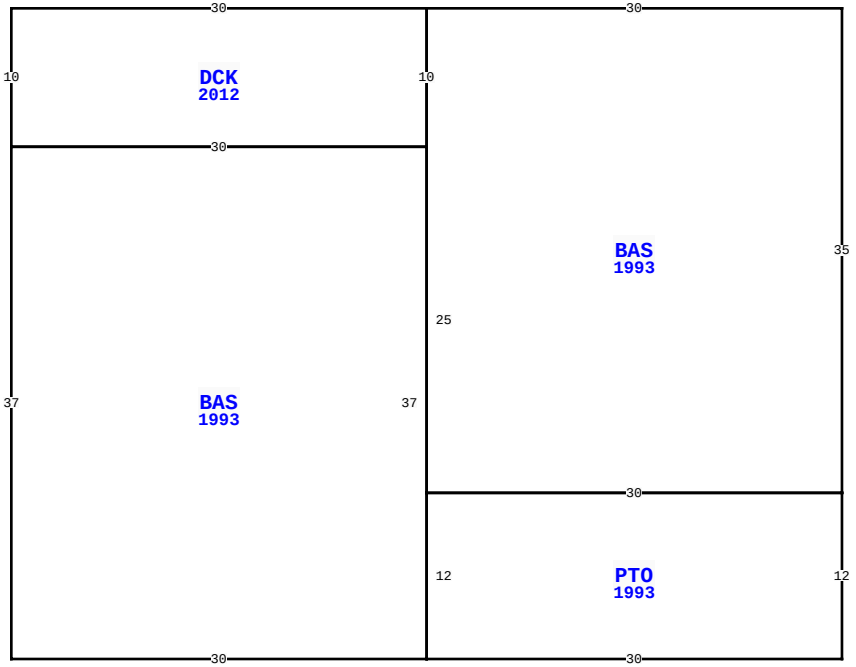
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Heating Type	02	CONVECTION 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	5000	IMPRVD AG RES
MAP NUM	2	MKT AREA 11
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	60,239
BAS	1,110	100	1993	1,110	63,682
DCK	300	10	2012	30	1,721
PTO	360	5	1993	18	1,033
TOTALS	2,820			2,208	126,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	99.0000	94.05	207,662	1984	1984	0	0	0	39.00	61.00

1 SINGLE FAM 100% - 0 Heated Area: 2160 HX Base Yr



BLD DATE	08/15/2017	RTJT	LGL DATE 08/15/2017 RTJT
XF DATE	08/15/2017	RTJT	LAND DATE
INC DATE			AG DATE

291 ROYAL OAKS CT, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,674
TOTAL MARKET OB/XF VALUE	28,618
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	173,217
SOH/AGL Deduction	47,717
ASSESSED VALUE	125,500
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	75,500
TOTAL JUST VALUE	237,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,298

JS 5YR CK; DEMO XFOB

SEE PARCEL 000-00316-000 R21074-5

CERT OF CORRECTION 2020-21 R21076-7 ADD HX

CORRECT LAND LINE DESC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000213	MECH	0	04/09/2019
20051016	POOL	0	07/19/2005
32889	POWER POLE	0	01/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0204/0251	12/18/1992	WD	U	I		51,000
GRANTOR:						
GRANTEE:						
0164/0796	5/01/1990	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S10 DCK=[YR=2012] N10 W30 S10 E30$
BAS=[YR=1993] W30 S37 E30 PTO=[YR=1993] E30 N12 W30 S12$ N37$
S25 E30 N35$.

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	0220	POOL VINYL	0	100	35	18	630.00	SF	60.00	60.00	100	2005	2005	3	40	15,120	
2	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	1986	1986	3	20	173	
3	0940	OPEN SHED	0	100	10	10	100.00	SF	4.00	4.00	100	1993	1993	3	20	80	
4	0030	BARN,POLE	0	100	48	32	1,536.00	SF	9.00	9.00	100	2005	2005	3	24	3,318	
5	0211	CONCRETE W	0	100	0	0	906.00	SF	6.00	6.00	100	2005	2005	3	24	1,305	
6	0940	OPEN SHED	0	100	27	12	324.00	SF	4.00	4.00	100	2002	2002	3	20	259	
7	0740	UNFINISH O	0	100	24	10	240.00	SF	11.00	11.00	100	2006	2006	3	66	1,742	
8	0810	UNFINISH S	0	100	24	22	528.00	SF	19.00	19.00	100	2006	2006	3	66	6,621	

LAND DESCRIPTION

TOTAL OB/XF 28,618

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	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							

REVIEW DATE 06/01/2022 BY JSLH Total Acres: 10.00 Total Land Value: 17,925 Market: 67,500 Agricultural: 2,925 Common: 15,000 PRINTED 04/01/2026 BY SYS