



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,442	100	2016
FGR	483	50	2016
FOP	192	30	2016
FSP	216	55	2016
PTO	384	5	2016
TOTALS	3,717		

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% - 2021		109.72	315,994	2016	2016	0	0	7.00	93.00
Heated Area: 2442 HX Base Yr 2021											
BLD DATE 08/19/2020 RTAK LGL DATE 08/19/2020 RTAK XF DATE 08/19/2020 RTAK LAND DATE 08/19/2020 RTAK INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		303,186	
TOTAL MARKET OB/XF VALUE		15,585	
TOTAL LAND VALUE - MARKET		40,125	
TOTAL MARKET VALUE		358,896	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,896	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		303,896	
TOTAL JUST VALUE		358,896	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		363,065	
AG REMOVED NO APP RECVD			
2021 HX & VX APPLIED WATKINS			
5 YR PRCL CH, PU BLDG 4 & TRVS			
REMOVE EX-HUSBAND SS# PER OR 1134 P 542			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000209	ELEC-CO	0	02/28/2018
16000154	SFD-CO	0	02/25/2016
31009	POWERPOLE	0	11/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/0148	11/25/2020	WD	Q	I	01	442,500
GRANTOR: HARRIS JANET SUZANNE						
GRANTEE: WATKINS KEITH KELVI						
1013/0092	9/22/2016	WD	Q	I	01	315,000
GRANTOR: CUTHCHIN ERNEST EUGEN						
GRANTEE: HARRIS JANET SUZANN						

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	0250	ASPHALT AV	0	100	0	0	4,492.00	SF	2.00	2.00	100	2016	2016	3	72	6,468	
2	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2016	2016	3	72	1,728	
3	0210	CONCRETE D	0	100	27	21	567.00	SF	6.00	6.00	100	2016	2016	3	72	2,449	
4	0211	CONCRETE W	0	100	0	0	438.00	SF	6.00	6.00	100	2016	2016	3	72	1,892	
5	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2016	2016	3	86	1,118	
6	0055	PORTABLE C	0	100	24	40	960.00	SF	3.00	3.00	100	2015	2015	3	67	1,930	
TOTALS															2,880	293,874	

BUILDING NOTES									
1696 WOODVILLE HWY, CRAWFORDVILLE									

BUILDING DIMENSIONS									
BAS=[YR=2016] W15 S4 PTO=[YR=2016] W32 S12 E32 N12\$ S12 FSP=[YR=2016] W32 S7 E5 N2 E4 S2 E23 N7\$ S7 W23 N2 W4 S2 W5 N7 W26 S29 E5 FGR=[YR=2016] S23 E21 N23 W21\$ E21 S3 E13 S5 POP=[YR=2016] S6 E32 N6 W32\$ E32 N5 E2 N48\$.									

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	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	5.35	AC		1.00	1.00	1.00	7,500.00	7,500.00	40,125							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	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
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	540	40	2016
TOTALS	540	216	4,656

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2	SFR	UFGR	100%	- 2021																						
Heated Area: 0						HX Base Yr 2021																				
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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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TOTAL LAND VALUE - MARKET			40,125
TOTAL MARKET VALUE			358,896
SOH/AGL Deduction			0
ASSESSED VALUE			358,896
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			303,896
TOTAL JUST VALUE			358,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,065
PRCL:0:1: NEED TO REMOVE SS# OF EX-HUSBAND 1134/54			
SOH PORTED FROM LEON FOR 17/HARRIS/LATE			
STILL PENDING DR-501R FROM LEON/ADD HX ONLY			
PU XFOB LN 1-6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1181/0148	11/25/2020	WD Q	Q	I	01	442,500
GRANTOR: HARRIS JANET SUZANNE						
GRANTEE: WATKINS KEITH KELVI						
1013/0092	9/22/2016	WD Q	Q	I	01	315,000
GRANTOR: CUTHCHIN ERNEST EUGEN						
GRANTEE: HARRIS JANET SUZANN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1696 WOODVILLE HWY, CRAWFORDVILLE											

BUILDING NOTES			

BUILDING DIMENSIONS			
UGR=[YR=2016] W30 S18 E30 N18\$.			

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

P-1-19-M-76 5.35 AC M/L  
 IN THE NE 1/4 OF THE SE 1/4  
 OF THE SW 1/4 OF SECT 22 &

WATKINS KEITH KELVIN/WATKINS WANDA LATRICIA  
 1696 WOODVILLE HWY  
 CRAWFORDVILLE, FL 32327

2024

22-3S-01E-000-05401-019



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Interior Floo	03	CONC FINSH 100	
Heating Type		N/A 100	
Air Condition	00	N/A 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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	540	40	2016
TOTALS	540		216

MARKET ADJUSTMENTS																										
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NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				363,065		
5 YR PRCL CH, PU NEW SFD CARD 1 & UFG CARD 2,						
CRT NAME ON SALE 1 & 2						
5 YR PRCL CH, N/C						
ON HALF UNDIVIDED INTEREST						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
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0																								