



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											
1696 WOODVILLE HWY, CRAWFORDVILLE											
BLD DATE	08/19/2020	RTAK	LGL DATE	08/19/2020	RTAK	AG DATE	08/19/2020	RTAK			
XF DATE	08/19/2020	RTAK	LAND DATE	08/19/2020	RTAK	AG DATE	08/19/2020	RTAK			
INC 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			

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
EXTRA FEATURES		1696 WOODVILLE HWY, CRAWFORDVILLE	

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
<div style="border: 1px solid black; width: 400px; height: 300px; margin: auto; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">UGR 2016</span> </div>													
BLD DATE		08/19/2020		RTAK		LGL DATE		08/19/2020		RTAK		08/19/2020 RTAK	
XF DATE		08/19/2020		RTAK		LAND DATE							
INC DATE						AG DATE							

WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		303,186				
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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		55,000		HX HB VX		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=2016] W30 S18 E30 N18\$.						

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
TOTAL OB/XF 0																

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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Roof Cover	13	GALVALUM	100
Interior Wall		N/A	100
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	4,656

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
4	SFR	UFGR	100%	- 2021										
Heated Area: 0						HX Base Yr 2021								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">UGR 2016</span> </div> </div>														
BLD DATE			08/19/2020			RTAK			LGL DATE			08/19/2020		
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TOTAL EXEMPTION VALUE				HX HB VX		
BASE TAXABLE VALUE				303,896		
TOTAL JUST VALUE				358,896		
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			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
UGR=[YR=2016] W30 S18 E30 N18\$.						

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						
1696 WOODVILLE HWY, CRAWFORDVILLE																						

LAND DESCRIPTION												TOTAL OB/XF												
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0																								