

ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 100
Frame	02	WOOD	FRAME 100
Exterior Wall	26	AL SIDING	50
Exterior Wall	30	VINYL	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	09	PINE WOOD	30
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	2	MKT AREA	01
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,552	100	1960
BAS	772	100	2003
DCK	120	10	2003
DCK	686	10	2003
DCK	152	10	2006
DCK	320	10	2006
PTO	1,368	5	1997
UCP	276	20	1989
UCP	576	20	2010
UOP	80	20	2003
TOTALS	6,046		

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,771 113.6000 107.92 299,046 1960 1990 0 0 0 37.13 62.87

1 SINGLE FAM 100% - 2020 Heated Area: 2324 HX Base Yr 2020

261 SPRINGHILL RD, CRAWFORDVILLE

** This building has 11 Sub-Areas

BLD DATE	01/30/2017	MMSR	LGL DATE	
XF DATE	01/30/2017	MMSR	LAND DATE	01/30/2017
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		188,010		
TOTAL MARKET OB/XF VALUE		23,522		
TOTAL LAND VALUE - MARKET		20,740		
TOTAL MARKET VALUE		232,272		
SOH/AGL Deduction		29,890		
ASSESSED VALUE		202,382		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		152,382		
TOTAL JUST VALUE		232,272		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		229,055		
5YR CK JS DEMO XFOB X2				
PENDING 2020 LATE FILE APP				
EMLD LEON PA FOR DR501R-SHEPHERD				
COA PER WAK TCO				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-001056	SCREEN PORCH	0	09/27/2023	
20000518	WINDOWS	0	11/03/2020	
19001217	REPAIRS-CO	0	08/23/2019	
2010218	RE-ROOF	0	04/06/2010	
30065	ADDITON	0	04/08/2003	
024228	ADDIT	0	10/28/1999	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1084/0433	8/24/2018	WD Q	I 01	280,000
GRANTOR: HOOVER MYRNA P				
GRANTEE: SHEPHERD STANLEY M				
0334/0723	9/23/1998	QC U	I	100
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
UCP=[YR=2010] W24 DCK=[YR=2006] W7 L2 U6 W12 D6 R6 S8 E8 N4 E7 N4\$ S24 E24 UCP=[YR=1989] W24 S16 BAS=[YR=2003] N22 W33 DCK=[YR=2003] E18 N16 U6 L6 W26 DCK=[YR=2006] E22 U16 L4 W18 PTO=[YR=1997] E22 N42 W6 S30 W36 N18 E36 N12 W42 S42 E26\$ S16\$ S22 E14\$ BAS=[YR=1960] W53 S20 DCK=[YR=2003] N10 W12 S10 E12\$ S4 E18 S8 E34 UOP=[YR=2003] W10 S8 E10 N8\$ E1 N32\$ S24 E15 N2 E5 S2 E8 N2 E5\$ E4 N6 E18 UST=[YR=1989] W18 S8 E18 N8\$ S6 E2 N16\$ N24\$.				

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	0140	FIRE PLACE	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	1988	1988	3	45	855	
2	0220	POOL VINYL	0 100	18	32	576.00	SF	60.00	60.00	100	1997	1997	3	40	13,824	
3	0955	PRIVACY FE	0 100	0	0	30.00	LF	15.00	15.00	100	2011	2011	3	65	293	
4	0055	PORTABLE C	0 100	19	18	342.00	SF	3.00	3.00	100	2008	2008	3	34	349	
5	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	1960	1960	3	20	260	
6	0375	WOOD WALK	0 100	104	4	416.00	SF	15.00	15.00	100	2006	2006	3	27	1,685	
7	0210	CONCRETE D	0 100	30	18	540.00	SF	6.00	6.00	100	1999	1999	3	20	648	
8	0211	CONCRETE W	0 100	7	3	21.00	SF	6.00	6.00	100	1999	1999	3	20	25	
9	0250	ASPHALT AV	0 100	34	32	1,088.00	SF	2.00	2.00	100	2012	2012	3	52	1,132	
10	0250	ASPHALT AV	0 100	428	10	4,280.00	SF	2.00	2.00	100	2012	2012	3	52	4,451	

TOTAL OB/XF 23,522

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	2.44	AC		1.00	1.00	1.00	8,500.00	8,500.00	20,740							

LAND DESCRIPTION		TOTAL OB/XF 23,522																						
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	2.44	AC		1.00	1.00	1.00	8,500.00	8,500.00	20,740							