24-2S-1W P-45-16 M-65
24 OR 523 P 228
OR 899 P 575 OR 899 P 577

PEARSON RYAN/PEARSON ERIKA
182 ASHLEY HALL RD
CRAWFORDVILLE, FL 32327

2024

24-2S-01W-000-04012-016

BUILDING CHARACTERISTICS

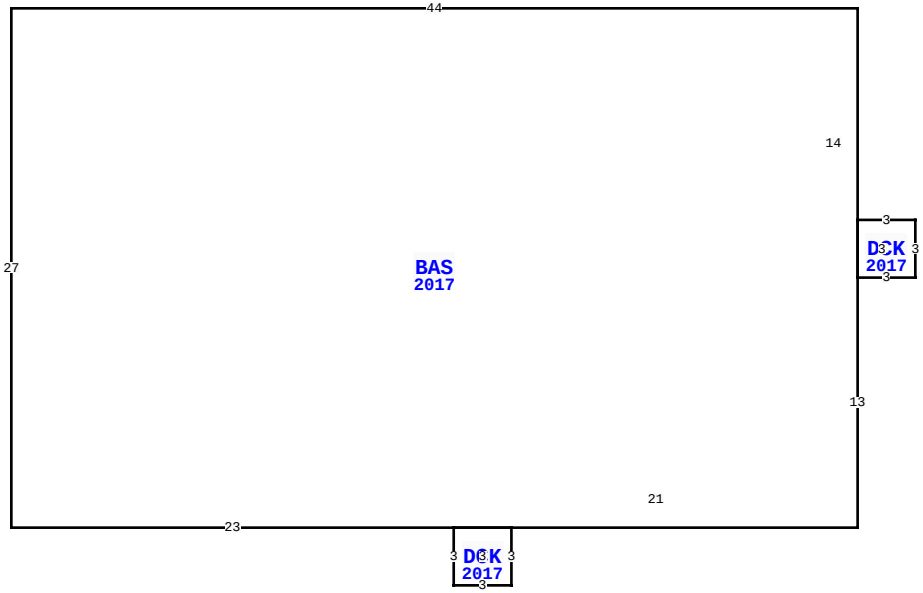
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Condition Adj	11	FAIR 100
Quality	03	AVERAGE
DOR CODE	5000	IMPRVD AG RES
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2017	1,188	39,560
DCK	9	10	2017	1	33
DCK	9	10	2017	1	33
TOTALS	1,206			1,190	39,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,190	80.6250	56.44	67,164	2002	2002	0	0	0	41.00	59.00

1 MOBILE HOM 0% - 2024 Heated Area: 1188 HX Base Yr



ASHLEY HALL RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/29/2017 RTKT
INC DATE		AG DATE	

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,627
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,400
TOTAL MARKET VALUE	60,828
SOH/AGL Deduction	0
ASSESSED VALUE	60,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,828
TOTAL JUST VALUE	150,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,500

COA PER NCOA REPORT

OR 1316 P 667 AFFDVT APPRVL LAND DIVISION - S/O 20

14.19 AC TIMB PLANT - 25 AC TIMB MIX MOVED FROM 04

OR 1316 P 661 AFFDVT APPRVL - BDNRY ADJ W/ 04013-0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0647	5/01/2024	WD	Q	I	01	245,000
GRANTOR: SANDRA GALE ROSE REVO						
GRANTEE: PEARSON RYAN						
1327/0542	8/17/2023	QC	U	I	11	100
GRANTOR: ROSE S GALE						
GRANTEE: ROSE SANDRA GALE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W44 S27 E23 DCK=[YR=2017] S3 E3 N3 W3$ E21 N13
DCK=[YR=2017] E3 N3 W3 S3$ N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000210	C	MH RURAL	0			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	19.08	AC		1.00	1.00	1.00	325.00	325.00	6,201							

REVIEW DATE 04/11/2021 BY JSLH Total Acres: 20.08 Total Land Value: 21,201 Market: 95,400 Agricultural: 6,201 Common: 15,000 PRINTED 04/29/2026 BY SYS