SCENIC ACRES
BLOCK C LOT 3
OR 49 P 572 & OR 63 P 470

BALCHUCK STEPHEN III/BALCHUCK LYNNA D
22 MICHELLE ST
CRAWFORDVILLE, FL 32327

**2024**

**24-2S-02W-120-01416-027**

## BUILDING CHARACTERISTICS

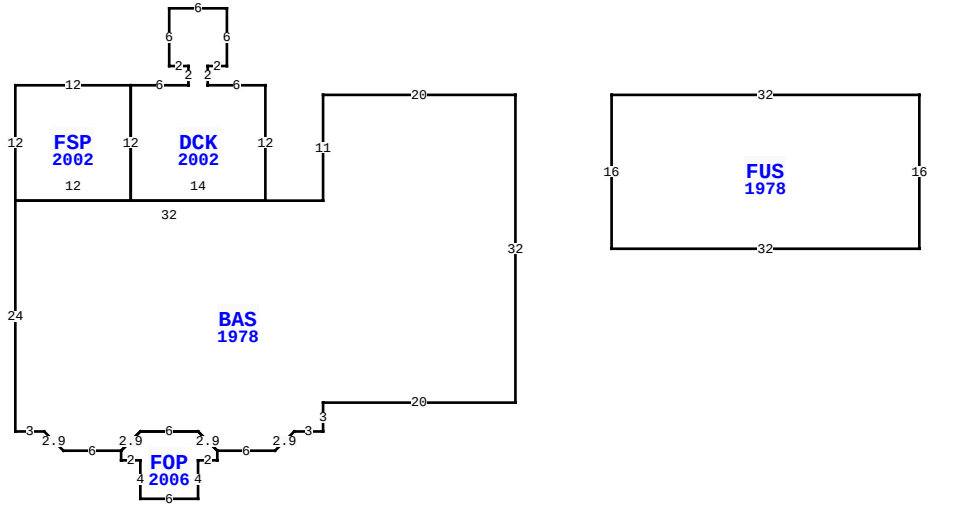
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 06 | MANSARD 100 |
| Roof Cover | 12 | MODULAR MT 70 |
| Roof Cover | 03 | COMP SHNGL 30 |
| Interior Wall | 05 | DRYWALL 100 |
| 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 | | 1.5 100 |
| Story Height | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,440 | 100 | 1978 | 1,440 | 87,103 |
| DCK | 208 | 10 | 2002 | 21 | 1,271 |
| FOP | 50 | 30 | 2006 | 15 | 907 |
| FSP | 144 | 55 | 2002 | 79 | 4,778 |
| FUS | 512 | 100 | 1978 | 512 | 30,970 |
| TOTALS | 2,354 | | | 2,067 | 125,030 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,067 | 111.7000 | 106.12 | 219,350 | 1978 | 1980 | 0 | 0 | 0 | 43.00 | 57.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1952 HX Base Yr




22 MICHELLE ST, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/01/2017 | MMSR | LGL DATE | | |
| XF DATE | 02/01/2017 | MMSR | LAND DATE | 02/01/2017 | MMSR |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0050 | CARPORT UN | 0 | 100 | 17 | 17 | 289.00 | SF | 9.00 | 9.00 | 100 | 1991 | 1991 | 3 | 48 | 1,248 | |
| 2 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1983 | 1983 | 3 | 20 | 260 | |
| 3 | 0211 | CONCRETE W | 0 | 100 | 101 | 3 | 303.00 | SF | 6.00 | 6.00 | 100 | 1990 | 1990 | 3 | 20 | 364 | |
| 4 | 0620 | WOOD UTL B | 0 | 100 | 8 | 5 | 40.00 | SF | 6.00 | 6.00 | 100 | 1985 | 1985 | 3 | 20 | 48 | |
| 5 | 0940 | OPEN SHED | 0 | 100 | 22 | 8 | 176.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 21 | 148 | |
| 6 | 0940 | OPEN SHED | 0 | 100 | 16 | 10 | 160.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 20 | 128 | |
| 7 | 0620 | WOOD UTL B | 0 | 100 | 22 | 12 | 264.00 | SF | 6.00 | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 333 | |
| 8 | 0940 | OPEN SHED | 0 | 100 | 22 | 10 | 220.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 21 | 185 | |
| 9 | 0213 | CONCRETE P | 0 | 100 | 17 | 12 | 204.00 | SF | 6.00 | 6.00 | 100 | 1996 | 1996 | 3 | 100 | 1,224 | |
| 10 | 0940 | OPEN SHED | 0 | 100 | 8 | 8 | 64.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 39 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,038

| 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 | 000100 | C | SFR | 100 | | | 193.00 | 369.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 06/28/2022 BY JSLH Total Acres: 1.63 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 04/29/2026 BY SYS

## WAKULLA COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 125,030 |
| TOTAL MARKET OB/XF VALUE | | 4,038 |
| TOTAL LAND VALUE - MARKET | | 10,000 |
| TOTAL MARKET VALUE | | 139,068 |
| SOH/AGL Deduction | | 44,080 |
| ASSESSED VALUE | | 94,988 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 44,988 |
| TOTAL JUST VALUE | | 139,068 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,483 |

5-YR PARCEL CHECK; NO CHANGES

5 YR PRCL CH, DEL XFOB LN 11

CODE XFOB LN 10, PU XFOB LN 11

CORR NEW TRAV, CHG DIMENS & SF XFOB LN 3, CHG

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0276/0365 | 5/30/1996 | QC | U | I | | 100 |
| GRANTOR: BALCHUCK STEPHEN III | | | | | | |
| GRANTEE: | | | | | | |
| 0063/0470 | 6/01/1978 | QC | U | V | | 500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1978] W20 S11 W32 FSP=[YR=2002] E12 N12
DCK=[YR=2002] S12 E14 N12 W6 N2 E2 N6 W6 S6 E2 S2 W6$ W12
S12$ S24 E3 D2 R2 E6 R2 U2 E6 R2 D2 FOP=[YR=2006] U2
L2 W6 L2 D2 S1 E2 S4 E6 N4 E2 N1$ E6 R2 U2 E3 N3 E20
N32$ PTR= E10 FUS=[YR=1978] S16 E32 N16 W32$ W10$.