25-2S-1W P-10-M-66
NE 1/4 OF SE 1/4 OF SW 1/4
OR 30 P 885 OR 44 P 269

MCPHAUL JOSEPH C/MCPHAUL SANDRA
279 MCPHAUL RD
CRAWFORDVILLE, FL 32327

2024

25-2S-01W-000-04043-000

BUILDING CHARACTERISTICS

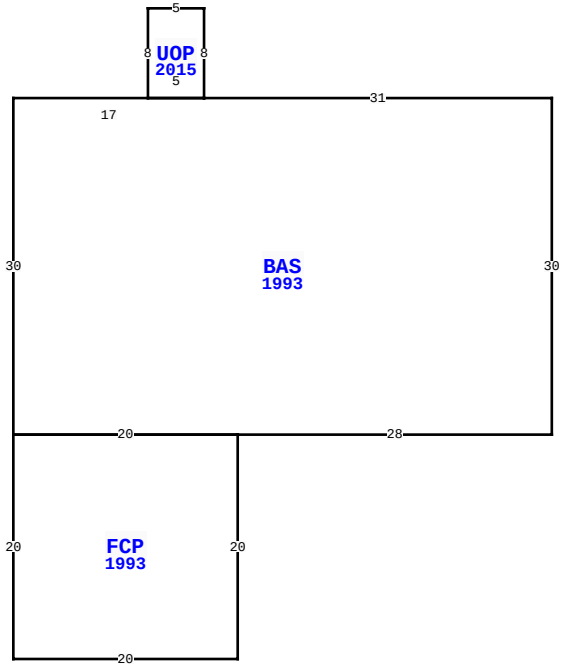
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
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	1,440	100	1993	1,440	96,041
FCP	400	25	1993	100	6,670
UOP	40	20	2015	8	533
TOTALS	1,880			1,548	103,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	101.7450	96.66	149,630	1992	1992	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr



279 MCPHAUL RD, CRAWFORDVILLE

BLD DATE	11/03/2017 RTJT	LGL DATE	
XF DATE	11/03/2017 RTJT	LAND DATE	11/03/2017 RTJT
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	0030	BARN,POLE	0	100	48	14	672.00	SF	9.00	9.00	100	1992	1992	3	20	1,210	
2	0020	BARN,FRAME	0	100	28	48	1,344.00	SF	12.00	12.00	100	1992	1992	3	20	3,226	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,245
TOTAL MARKET OB/XF VALUE		4,436
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		125,606
SOH/AGL Deduction		30,458
ASSESSED VALUE		95,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,148
TOTAL JUST VALUE		190,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,174

FR 5YR PRCL CK - CHANGE QUAL TO FAIR
2021 AG RENEWAL RECD
5 YR PRCL CK, PU UOP ON TRAVERSE.
2019 AG RENEWAL REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071301	REROOF	0	09/27/2007
29960	ADDITION	0	03/17/2003
29961	BARN	0	03/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 UOP=[YR=2015] N8 W5 S8 E5$ W17 S30 E20
FCP=[YR=1993] W20 S20 E20 N20$ E28 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,436

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	000110	C	SFR RURAL	100			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	9.00	AC		1.00	1.00	1.00	325.00	325.00	2,925							

REVIEW DATE 04/19/2022 BY FRLH Total Acres: 10.00 Total Land Value: 17,925 Market: 67,500 Agricultural: 2,925 Common: 15,000 PRINTED 04/22/2026 BY SYS