25-3S-2W P-1-2-M-48
TRACT 11A OF LOST CREEK ACRES
IN SW 1/4 OF NW 1/4 OF SEC 25

FARRELL JOHN J JR/FARRELL SANDRA L
P O BOX 1186
CRAWFORDVILLE, FL 32326

2024

25-3S-02W-000-01592-002

BUILDING CHARACTERISTICS

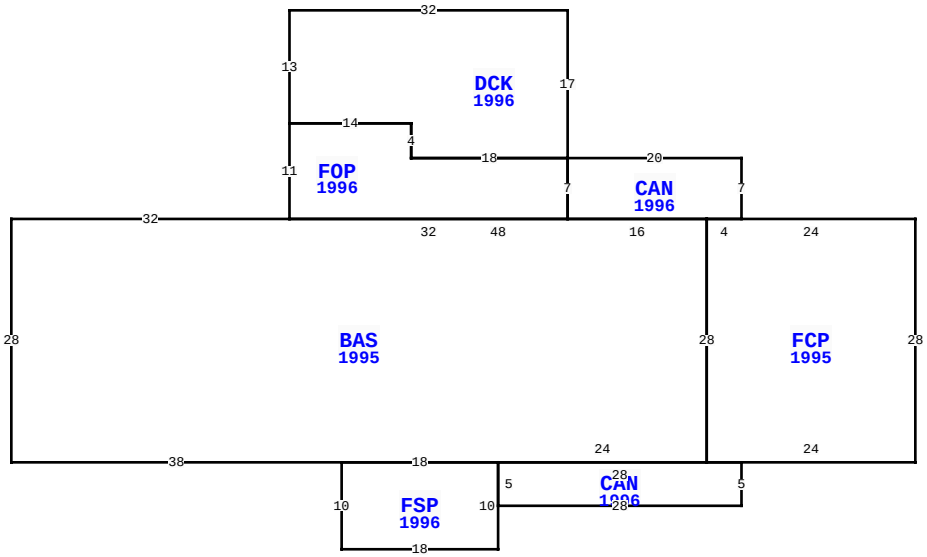
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	1995	2,240	94,409
CAN	140	30	1996	42	1,770
CAN	140	30	1996	42	1,770
DCK	488	10	1996	49	2,065
FCP	672	25	1995	168	7,080
FOP	280	35	1996	98	4,130
FSP	180	60	1996	108	4,552
TOTALS	4,140			2,747	115,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,747	111.5000	78.05	214,403	1995	1997	0	0	0	46.00	54.00

1 MOBILE HOM 100% - 0 Heated Area: 2240 HX Base Yr



384 LOST CREEK LN, CRAWFORDVILLE

BLD DATE	03/20/2017 MMJT	LGL DATE	
XF DATE	03/20/2017 MMJT	LAND DATE	03/20/2017 MMJT
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	0700	PORT BLDG	0	100	24	12	288.00	SF	8.00	8.00	100	2005	2005	3	64	1,475	
2	0055	PORTABLE C	0	100	24	20	480.00	SF	3.00	3.00	100	2006	2006	3	27	389	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1995	1995	3	52	676	
4	0080	4' CHAINLI	0	100	0	0	118.00	LF	13.00	13.00	100	2021	2021	3	93	1,427	
5	0210	CONCRETE D	0	100	6	24	144.00	SF	6.00	6.00	100	2021	2021	3	93	804	
6	0210	CONCRETE D	0	100	5	24	120.00	SF	6.00	6.00	100	2021	2021	3	93	670	
7	0210	CONCRETE D	0	100	22	11	242.00	SF	6.00	6.00	100	2021	2021	3	93	1,350	
8	0190	PREFAB MET	0	100	22	20	440.00	SF	20.00	20.00	100	2021	2021	3	93	8,184	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,778
TOTAL MARKET OB/XF VALUE		14,975
TOTAL LAND VALUE - MARKET		46,575
TOTAL MARKET VALUE		177,328
SOH/AGL Deduction		84,178
ASSESSED VALUE		93,150
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,150
TOTAL JUST VALUE		177,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,831

BUT NOT NEW

DEMO XFOBS, PU XFOBS; GENERATOR ON PROP

MM 5YR CK; CH EYB 1995 TO 1997 FOR NEW AC

5 YR PRCL CK. DEL XFOB LN 3.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000131	GAS	0	07/22/2020
20000657	GENERATOR-CO	0	07/16/2020
17000032	MECH	0	08/22/2017
019975	N/A	0	08/15/1995
019889	N/A	0	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0174/0272	2/01/1991	WD	Q	I		17,000
GRANTOR:						
GRANTEE:						
0097/0953	9/01/1983	EA	U	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1995] W24 CAN=[YR=1996] W16 N7 E20 S7 W4$
BAS=[YR=1995] W48 FOP=[YR=1996] N11 DCK=[YR=1996] N13 E32
S17 W18 N4 W14$ E14 S4 E18 S7 W32$ W32 S28 E38 FSP=[YR=1996]
S10 E18 N10 W18$ E18 CAN=[YR=1996] S5 E28 N5 W28$ E24 N28$
S28 E24 N28$.

LAND DESCRIPTION

TOTAL OB/XF 14,975

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			0.00	0.00	6.21	AC		1.00	1.00	1.00	7,500.00	7,500.00	46,575							

REVIEW DATE 06/07/2022 BY MMLH Total Acres: 6.21 Total Land Value: 46,575 Market: 0 Agricultural: 0 Common: 46,575 PRINTED 04/22/2026 BY SYS