25-4S-2W P-48-M-51
LOT 25 PIGOTT POND SUB
PLAT BOOK 4 PAGE 59

REYES IGNACIO C/REYES HELEN C
172 FRIENDSHIP CHURCH RD
CRAWFORDVILLE, FL 32327

2024

25-4S-02W-341-02139-A25

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM 5 | MKT AREA 08

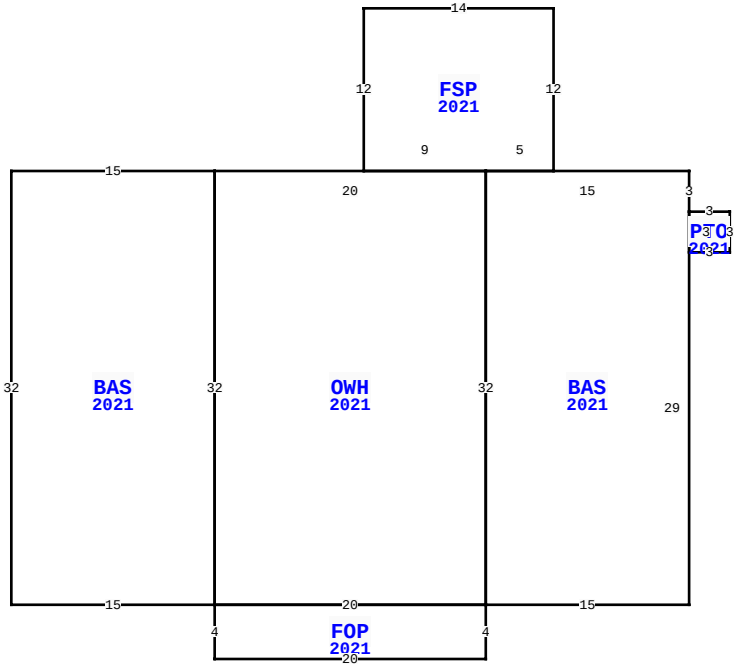
NEIGHBORHOOD/LOC 341.00 1.05/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2021	480	55,931
BAS	480	100	2021	480	55,931
FOP	80	30	2021	24	2,797
FSP	168	55	2021	92	10,720
OWH	640	100	2021	640	74,574
PTO	9	5	2021	0	0
TOTALS	1,857			1,716	199,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,716	119.2000	118.90	204,032	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1600 HX Base Yr 2022



BLD DATE	10/07/2021	MMMM	LGL DATE	
XF DATE	01/04/2021	MMMM	LAND DATE	10/27/2021 MMMM
INC DATE			AG DATE	

172 FRIENDSHIP CHURCH RD, CRAWFORDVILLE

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	0210	CONCRETE D	0	100	20	22	440.00	SF	6.00	6.00	100	2021	2021	3	93	2,455	
2	0211	CONCRETE W	0	100	8	4	32.00	SF	6.00	6.00	100	2021	2021	3	93	179	
3	0700	PORT BLDG	0	100	20	12	240.00	SF	8.00	8.00	100	2021	2021	3	96	1,843	
4	0030	BARN,POLE	0	100	24	16	384.00	SF	9.00	9.00	100	2022	2022	3	97	3,352	
5	0025	BARN,POLE	0	100	28	24	672.00	SF	12.50	12.50	100	2022	2022	3	97	8,148	
6	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2022	2022	3	97	93	
7	0625	PORT WD UT	0	100	8	6	48.00	SF	6.00	6.00	100	2022	2022	3	97	279	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,951
TOTAL MARKET OB/XF VALUE		16,349
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		250,800
SOH/AGL Deduction		16,311
ASSESSED VALUE		234,489
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		179,489
TOTAL JUST VALUE		250,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,344

CC 6/30/2022
PMT PU TWO POLEBARNS, UTL BLDG, WALKWAY
VERIFIED 10-7-21 FIELD CARD
CH PTRMT PU XFOB LN 3 C OF C 12-21-21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000344	POLE BARN-CC	0	04/11/2022
21001111	12*20 SHED	0	10/29/2021
21000080	SFD-CO	0	02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/0353	9/30/2021	WD	Q	I	01	269,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: REYES IGNACIO C & H						
1165/0665	8/14/2020	WD	Q	V	05	161,900
GRANTOR: SHAW SECURITIES INC						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 S32 FOP=[YR=2021] W20 S4 E20 N4$
OWH=[YR=2021] N32 FSP=[YR=2021] E5 N12 W14 S12 E9$ W20 S32
BAS=[YR=2021] N32 W15 S32 E15$ E20$ E15 N29 PTO=[YR=2021] S3 E3 N3 W3$ N3$.

LAND DESCRIPTION

TOTAL OB/XF 16,349

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	34,500.00	34,500.00	34,500							

REVIEW DATE 07/11/2022 BY MMLH Total Acres: 2.08 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 04/29/2026 BY SYS