26-3S-2W P-1-1-M-48
BEGIN AT THE NW CORNER OF
NE 1/4 OF NW 1/4 OF SEC 26

HERRIN CHRISTOPHER GLEN/HERRIN TIFFANY
302 GOVERNMENT ROAD
CRAWFORDVILLE, FL 32327

2024

26-3S-02W-000-01619-001

BUILDING CHARACTERISTICS

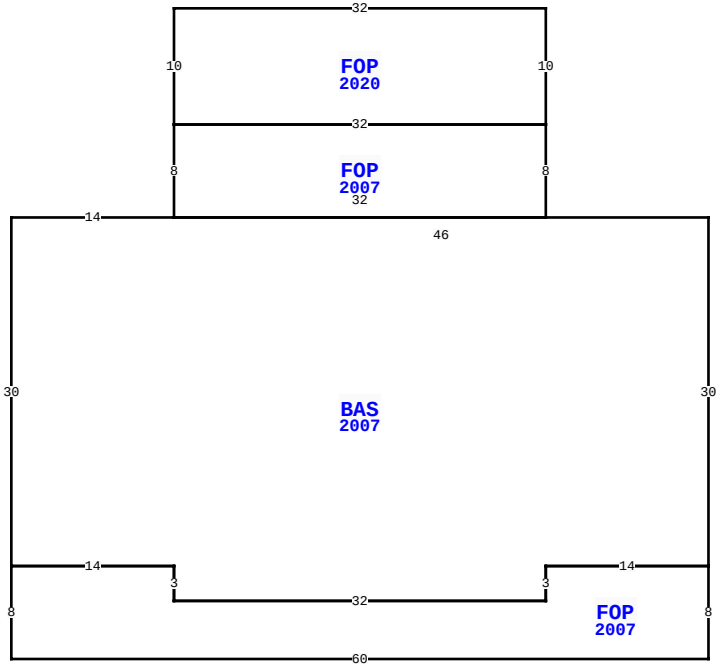
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	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 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2007	1,896	188,622
FOP	256	30	2007	77	7,660
FOP	384	30	2007	115	11,441
FOP	320	30	2020	96	9,551
TOTALS	2,856			2,184	217,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	119.0000	113.05	246,901	2007	2011	0	0	0	12.00	88.00

2 SINGLE FAM 100% - 2021 Heated Area: 1896 HX Base Yr 2021



302 GOVERNMENT RD, 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		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,273
TOTAL MARKET OB/XF VALUE		22,406
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		263,679
SOH/AGL Deduction		43,820
ASSESSED VALUE		219,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,859
TOTAL JUST VALUE		263,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,274

B/C NEW ROOF; PU NEW TRAV; PU XFOBS
MM 5YR CK; CG BLDG, ADJ EYB FROM 2007 TO 2011
PORTED FROM 191 LESLIE CIR
ADD HX & PORT FOR 2021-HERRIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00030	GENERATOR-CC		07/21/2023
20061762	SFD/REPLACE MH-CO	0	11/07/2006
29563	SHED	0	10/29/2002
018710	N/A	0	07/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1141/0292	2/18/2020	WD	Q	I	01	308,000
GRANTOR: PEARSON THOMAS LARRY						
GRANTEE: HERRIN CHRISTOPHER						
0359/0060	7/29/1999	WD	U	V		100
GRANTOR: PEARSON THOMAS LARRY						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W46 FOP=[YR=2007] E32 N8 W32 FOP=[YR=2020] E32 N10 W32 S10$ S8$ W14 S30 E14 S3 E32 N3 E14 FOP=[YR=2007] W14 S3 W32 N3 W14 S8 E60 N8$ N30$.

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	0630	METAL UTL	0	100	66	30	1,980.00	SF	8.00	8.00	100	2002	2002	3	20	3,168	
2	0211	CONCRETE W	0	100	24	20	480.00	SF	6.00	6.00	100	2002	2002	3	20	576	
3	0211	CONCRETE W	0	100	0	0	190.00	SF	6.00	6.00	100	2014	2014	3	62	707	
4	0210	CONCRETE D	0	100	28	20	560.00	SF	6.00	6.00	100	2014	2014	3	62	2,083	
5	0211	CONCRETE W	0	100	6	6	36.00	SF	6.00	6.00	100	2014	2014	3	62	134	
6	0770	PUMP HOUSE	0	100	8	8	64.00	SF	0.00	0.00	100	2019	2019	3	96	0	
7	0211	CONCRETE W	0	100	30	6	180.00	SF	6.00	6.00	100	2020	2020	3	89	961	
8	0211	CONCRETE W	0	100	11	3	33.00	SF	6.00	6.00	100	2020	2020	3	89	176	
9	0210	CONCRETE D	0	100	16	12	192.00	SF	6.00	6.00	100	2020	2020	3	89	1,025	
10	0210	CONCRETE D	0	100	34	20	680.00	SF	6.00	6.00	100	2020	2020	3	89	3,631	

LAND DESCRIPTION

TOTAL OB/XF 12,461

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	3.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	24,000							

REVIEW DATE 04/13/2022 BY MMLH Total Acres: 3.20 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/06/2026 BY SYS

26-3S-2W P-1-1-M-48
BEGIN AT THE NW CORNER OF
NE 1/4 OF NW 1/4 OF SEC 26

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2024

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BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	000	1.00/	

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TOTALS					

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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WAKULLA COUNTY PROPERTY

PAGE 2 of 2 — 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,274

5 YR PRCL CK. PU XFOB LN 3-5

5 YR PRCL CH, PU FNDN & FRME

CHGD MAILING ADDRESS PER ACCURINT 926-1224

CHG LAND LINE #1 TO AE? Y- ELIGIBLE FOR CAP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1141/0292	2/18/2020	WD	Q	I	01	308,000
GRANTOR: PEARSON THOMAS LARRY						
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0359/0060	7/29/1999	WD	U	V		100
GRANTOR: PEARSON THOMAS LARRY						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0935	OPEN SHED	0	100	11	12	132.00	SF	6.00	6.00	100	2020	2020	3	89	705	
12	0210	CONCRETE D	0	100	3	11	33.00	SF	6.00	6.00	100	2020	2020	3	89	176	
13	0210	CONCRETE D	0	100	34	20	680.00	SF	6.00	6.00	100	2018	2018	3	80	3,264	
16	0156	GENERATOR	0	100	0	0	1.00	UT	5,800.00	5,800.00	100	2024	2023		100	5,800	

LAND DESCRIPTION

TOTAL OB/XF 9,945

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

REVIEW DATE 04/13/2022 BY MMLH Total Acres: 3.20 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/06/2026 BY SYS