

LAKE ELLEN ESTATES UNIT 1  
 BLOCK 5 LOTS 18, 19 & 20  
 OR 99 P 336 & OR 106 P 449

LARGENT FRANKLIN EUGENE/LARGENT IRENE L  
 54 MONTGOMERY DR  
 CRAWFORDVILLE, FL 32327-9715

2024

26-4S-02W-022-02296-000



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	80	
Exterior Wall	19	COMMON	BRK	20	
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		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	22.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	84,333
FGR	260	50	1993	130	10,623
FOP	60	30	1993	18	1,471
FST	104	55	1993	57	4,658
TOTALS	1,456			1,237	101,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
Heated Area: 1032 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,085
TOTAL MARKET OB/XF VALUE			1,529
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			125,114
SOH/AGL Deduction			45,577
ASSESSED VALUE			79,537
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			29,537
TOTAL JUST VALUE			125,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,886
MM 5YR CK 6/28/24; CHG RCVR, INCR EYB 1993-1997 RO			
5 YR PRCL CK, CHG QUAL			
5 YR PRCL CH, PU FNDN & FRME, DEL XFOB LN 3			
TO CORRECT CAP ON SOH DISCOVERY ITEM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0206/0700	2/01/1993	WD	U	V		4,600
GRANTOR:						
GRANTEE:						
0106/0449	9/01/1984	WD	U	V		3,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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	10	24			8.00	100	2002	2002	3	59	1,133	
2	0210	CONCRETE D	0	100	33	10			6.00	100	1993	1993	3	20	396	

TOTAL OB/XF											
54 MONTGOMERY DR, CRAWFORDVILLE											
BLD DATE	XF DATE	INC DATE	MMJT	LGL DATE	LAND DATE	AG DATE					
04/19/2018	04/19/2018		MMJT	02/11/2013			MMSR				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W39 S28 E24 FOP=[YR=1993] E15 FGR=[YR=1993] E13 N20 FST=[YR=1993] N8 W13 S8 E13 \$ W13 S20 \$ N4 W15 S4 \$ N4 E15 N24 \$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			50.00	100.00	3.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	22,500							