

LAKE ELLEN PROPER  
 LOT 1 & NORTH 7.5 FEET OF LOT  
 2 BLOCK E DESC IN OR 634 P 896

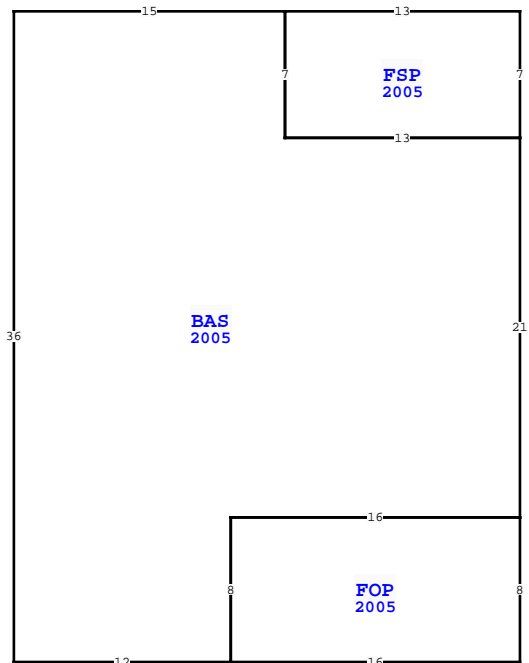
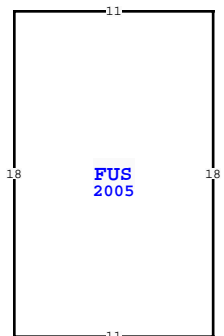
DONALDSON PATRICIA E  
 64 JOHN DAVID DR  
 CRAWFORDVILLE, FL 32327

**2024**

26-4S-02W-108-02183-059

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	11	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	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	1.5	1.5	100
Fireplace	02	FIREPLACE EXCELLENT	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,075	122.0000	144.88	155,746	2005	2005	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2018 Heated Area: 987 HX Base Yr 2018													



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 08			
NEIGHBORHOOD/LOC	108.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	789	100	2005	789	93,734
FOP	128	30	2005	38	4,514
FSP	91	55	2005	50	5,940
FUS	198	100	2005	198	23,523
TOTALS	1,206			1,075	127,712

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				127,712	
TOTAL MARKET OB/XF VALUE				2,158	
TOTAL LAND VALUE - MARKET				7,500	
TOTAL MARKET VALUE				137,370	
SOH/AGL Deduction				56,221	
ASSESSED VALUE				81,149	
TOTAL EXEMPTION VALUE	HX HB			50,000	
BASE TAXABLE VALUE				31,149	
TOTAL JUST VALUE				137,370	
NCON VALUE				1,022	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				101,854	
MM 5YR CK 6/14/23; DEMO/PU XFOB, CORR LF XFOB					
5 YR PRCL CK, PU XFOB LN 4					
ADD HX FOR 2018 FOR DONALDSON					
5 YR PRCL CH, CHG SIZE XFOB LN 3					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2013243	LAWN STORAGE	0	04/23/2013		
200585	SFD	0	06/23/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0612	6/30/2017	WD Q	Q	I	01	92,000
GRANTOR: GUIDI TRACY LYNNE						
GRANTEE: DONALDSON PATRICIA						
1031/0829	4/04/2017	WD U	U	I	12	52,500
GRANTOR: OCWEN LOAN SVCS						
GRANTEE: GUIDI TRACY LYNNE						

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			
2	0625	PORT WD UT	0	100	12	8			96.00	SF	6.00	6.00	100	2005	2005	3	24	138	
4	0955	PRIVACY FE	0	100	0	0			70.00	LF	15.00	15.00	100	2018	2018	3	95	998	
5	0955	PRIVACY FE	0	100	0	0			62.00	LF	15.00	15.00	100	2024	2022	AV	99	921	
6	0956	PRIVACY FE	0	100	0	0			6.00	LF	19.00	19.00	100	2024	2020	AV	89	101	

BLD DATE	12/02/2018	MMSS	LGL DATE	
XF DATE	12/02/2018	MMSS	LAND DATE	12/02/2018
INC DATE			AG DATE	

BUILDING NOTES													
64 JOHN DAVID DR, CRAWFORDVILLE													

BUILDING DIMENSIONS													
FSP=[YR=2005] W13 S7 E13 BAS=[YR=2005] W13 N7 W15 PTR=[YR=2005] W10 FUS=[YR=2005] W11 S18 E11 N18\$ E10\$ S36 E12 FOP=[YR=2005] E16 N8 W16 S8 \$ N8 E16 N21\$ N7\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							