

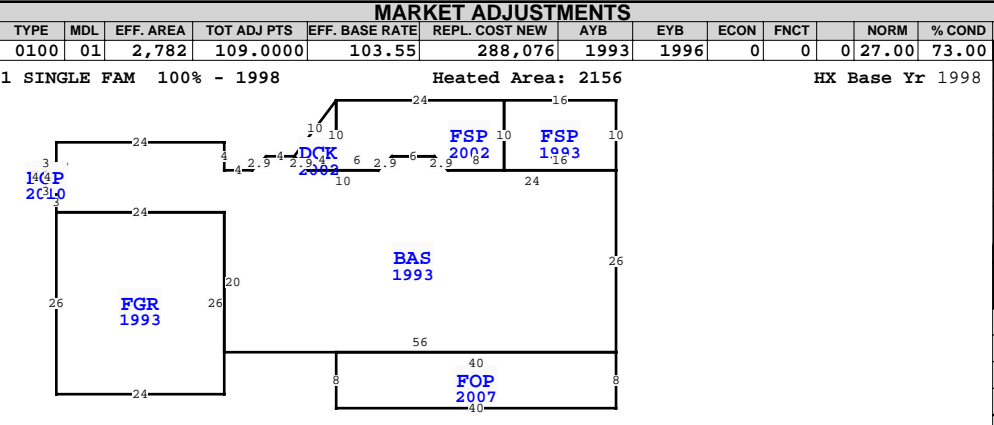
5 ACRE IN THE SE CORNER OF  
28-3W-2W P-1-1-M-36  
OR 152 P 678 OR 305 P 517

WELLS ROBERT C III LIVING TRUST/WELLS KAREN J  
1258 AARAN RD  
CRAWFORDVILLE, FL 32327

**2024**

28-3S-02W-000-01703-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	70
Exterior Wall	12	CEDAR/CYPR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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	1.5	1.5	100
Units		0	100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1993	1,724	130,320
DCK	34	10	2002	3	227
FGR	624	50	1993	312	23,585
FOP	320	30	2007	96	7,257
FOP	12	30	2010	4	302
FSP	160	55	1993	88	6,652
FSP	224	55	2002	123	9,298
FUS	432	100	1993	432	32,656
<b>TOTALS</b>	<b>3,530</b>			<b>2,782</b>	<b>210,295</b>

BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE	MMSR
04/06/2017	04/06/2017						
				04/06/2017			MMSR

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	0210	CONCRETE D	0	100	36	28	1,008.00	SF	6.00	6.00	100	1993	1993	3	20	1,210	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
4	0940	OPEN SHED	0	100	12	16	192.00	SF	4.00	4.00	100	1994	1994	3	20	154	
5	0520	WORK SHOP	0	100	24	16	384.00	SF	12.00	12.00	100	2007	2007	3	30	1,382	
6	0940	OPEN SHED	0	100	12	16	192.00	SF	4.00	4.00	100	1994	1994	3	20	154	
7	0940	OPEN SHED	0	100	22	18	396.00	SF	4.00	4.00	100	2010	2010	3	43	681	
8	0210	CONCRETE D	0	100	24	3	72.00	SF	6.00	6.00	100	2012	2012	3	52	225	
9	0055	PORTABLE C	0	100	30	25	750.00	SF	3.00	3.00	100	2017	2017	3	76	1,710	
10	0700	PORT BLDG	0	100	12	25	300.00	SF	8.00	8.00	100	2017	2017	3	88	2,112	

EXTRA FEATURES		1258 ARRAN RD, CRAWFORDVILLE																						
		TOTAL OB/XF 8,278																						
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	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		210,295			
TOTAL MARKET OB/XF VALUE		8,278			
TOTAL LAND VALUE - MARKET		37,500			
TOTAL MARKET VALUE		256,073			
SOH/AGL Deduction		59,311			
ASSESSED VALUE		196,762			
TOTAL EXEMPTION VALUE		55,000		HX HB WR	
BASE TAXABLE VALUE		141,762			
TOTAL JUST VALUE		256,073			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		259,134			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010261	MECH	0	04/16/2010
B15-000872	RE-ROOF-CC		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/0368	10/02/2015	QC	U	I	11	100

GRANTOR: WELLS ROBERT CHARLES I  
GRANTEE: WELLS ROBERT C III  
0305/0517 7/30/1997 WD Q I 169,000  
GRANTOR: DIEHL GREGORY F & LAU  
GRANTEE:

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=1993] W16 S10 FSP=[YR=2002] N10 W24 S10 DCK=[YR=2002] N10 L6 D8 D2 R2 E4\$ E6 R2 U2 E6 R2 D2 E8\$ E16 BAS=[YR=1993] W24 L2 U2 W6 L2 D2 W10 L2 U2 W4 L2 D2 W4 N4 W24 S7 FOP=[YR=2010] N4 W3 S4 E3\$ S3 E24 FGR=[YR=1993] W24 S26 PTR=S15 E6 FUS=[YR=1993] S36 E12 N36 W12\$ W6 N15\$ E24 N26\$ S20 E56 FOP=[YR=2007] W40 S8 E40 N8\$ N26\$ N10\$.	