



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	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.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	2000
DCK	280	10	2002
FOP	240	30	2000
STP	32	10	2003
TOTALS	2,216		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	0	100.70	177,937	2000	2000	0	0	23.00	77.00
Heated Area: 1664 HX Base Yr											
BLD DATE 04/12/2021 FRFR LGL DATE 04/12/2021 XF DATE 04/12/2021 FRFR AG DATE 04/12/2021 FRFR INC DATE											

WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	137,011		
TOTAL MARKET OB/XF VALUE	5,471		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	212,482		
SOH/AGL Deduction	0		
ASSESSED VALUE	212,482		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	212,482		
TOTAL JUST VALUE	212,482		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	214,565		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000289	RE-ROOF/SHINGLES-		04/29/2023
026648	HSE	0	06/09/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/349	8/23/2024	WD	Q	I	01	410,000

GRANTOR: MCGUFFEY EDWARD L
 GRANTEE: MCGUFFEY SUSAN REBE
 0374/0427 2/25/2000 WD Q V 60,000
 GRANTOR: FAIRCLOTH TOMMY M & E
 GRANTEE:

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0620	WOOD UTL B	0	0	4	10	40.00	SF	6.00	6.00	100
2	0625	PORT WD UT	0	0	11	16	176.00	SF	6.00	6.00	100
3	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100
4	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100
5	0940	OPEN SHED	0	0	14	45	630.00	SF	4.00	4.00	100
6	0072	VINYL FENC	0	0	0	0	224.00	LF	11.00	11.00	100
8	0625	PORT WD UT	0	0	11	32	352.00	SF	6.00	6.00	100
9	0060	DECK WOOD	0	0	11	15	165.00	SF	5.00	5.00	100
10	0625	PORT WD UT	0	0	8	8	64.00	SF	6.00	6.00	100
11	0625	PORT WD UT	0	0	8	10	80.00	SF	6.00	6.00	100

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
1	000100	C	SFR	0			0.00	0.00	20.00	AC	1.00

BUILDING NOTES											
415 HUNTERS TRCE, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2000] W22 STP=[YR=2003] N4 W8 S4 E8\$ W20 DCK=[YR=2002] N14 W20 S14 E20\$ W22 S26 E12 FOP=[YR=2000] S6 E40 N6 W40\$ E52 N26\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	20.00	AC	1.00	1.00	1.00	3,500.00	3,500.00	70,000							

