29-5S-3W P-5-M-18
13.065 AC IN N 1/2 OF SEC 29
OR 37 P 398, 399 & OR 48 P 554

BROWN CLIFF R
165 HORSESHOE TRAIL
CRAWFORDVILLE, FL 32327

2024

29-5S-03W-000-01197-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
Bedrooms		1 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	01	MINIMUM
DOR CODE	0100	SINGLE FAMILY

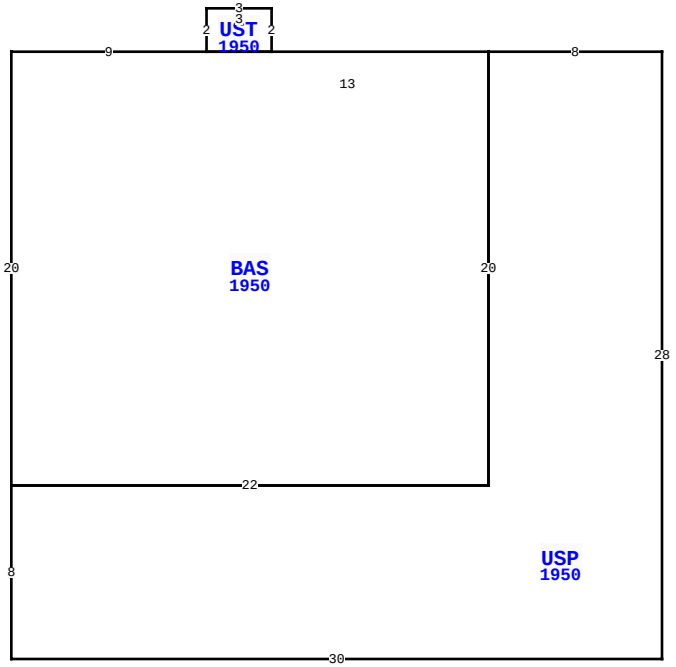
MAP NUM: 5 | MKT AREA: 02
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	1950	440	11,637
USP	400	40	1950	160	4,232
UST	6	45	1950	3	79
TOTALS	846			603	15,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	603	69.6000	66.12	39,870	1950	1950	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 440 HX Base Yr



804 WOODLAKE DR, SOPCHOPPY

BLD DATE	08/06/2019 MMJT	LGL DATE	
XF DATE	08/06/2019 MMJT	LAND DATE	08/06/2019 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,948
TOTAL MARKET OB/XF VALUE	4,764
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	55,712
SOH/AGL Deduction	0
ASSESSED VALUE	55,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,712
TOTAL JUST VALUE	55,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,712

5 YR PRCL CK, N/C. BLDG 2 ALREADY REMOVED.
MH REMOVED SPRING 2019
5 YR PRCL CHK N/C CD1, CORR TRAV CD 2
BH MADE CORR TO CARD 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/0135	7/25/2012	WD	Q	I	01	65,000
GRANTOR: FLACK EVELYN R						
GRANTEE: BROWN CLIFF R						
0373/0442	2/09/2000	WD	U	I		100
GRANTOR: FLACK EVELYN R						
GRANTEE: FLACK EVELYN R TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1950] W8 S20 W22 BAS=[YR=1950] E22 N20 W13
UST=[YR=1950] E3 N2 W3 S2$ W9 S20$ S8 E30 N28$.

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	0620	WOOD UTL B	0	0	57	20	1,140.00	SF	6.00	6.00	100	1980	1980	3	20	1,368	
2	0620	WOOD UTL B	0	0	10	8	80.00	SF	6.00	6.00	100	1980	1980	3	20	96	
3	0100	6" CHAINLI	0	0	0	0	800.00	LF	19.00	19.00	100	1980	1980	3	20	3,040	
4	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1950	1950	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 4,764

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	70,000.00	35,000.00	35,000							

REVIEW DATE 08/06/2019 BY MMJT Total Acres: 13.07 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/08/2026 BY SYS