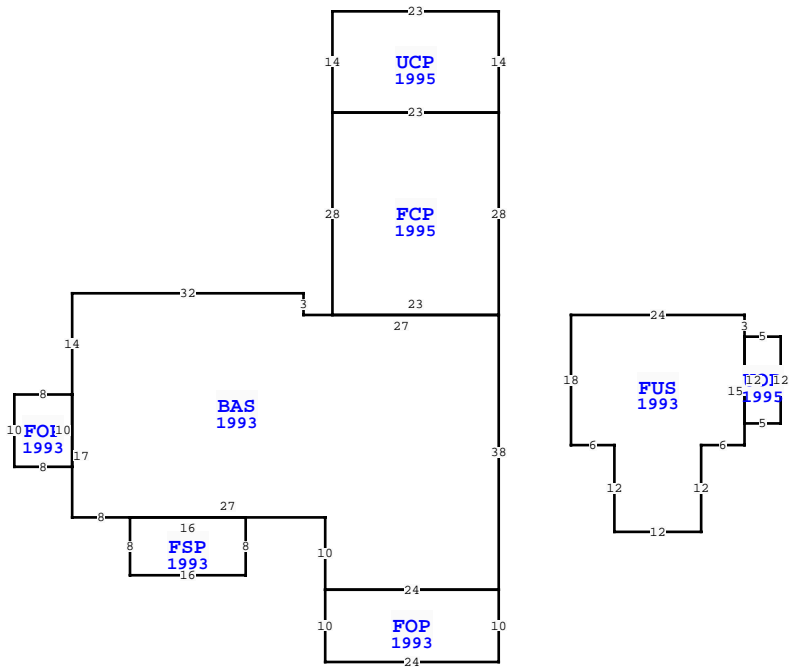


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	03 CONCR STEM 100
Frame	N/A 100
Exterior Wall	08 WD ON PLY 60
Exterior Wall	12 CEDAR/CYPR 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	07 VYL PLANK 50
Interior Floo	08 SHT VINYL 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
Quality	03 AVERAGE
DOR CODE	5000 IMPRVD AG RES
MAP NUM	1 MKT AREA 09
NEIGHBORHOOD/LOC	000 1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,967	101.1000	96.04	284,951	1979	1994	0	0	0	29.00	71.00		
1 SINGLE FAM 100% - 0 Heated Area: 2564 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1993	1,988	135,559
FCP	644	25	1995	161	10,978
FOP	80	30	1993	24	1,637
FOP	240	30	1993	72	4,910
FSP	128	55	1993	70	4,773
FUS	576	100	1993	576	39,276
UCP	322	20	1995	64	4,364
UOP	60	20	1995	12	818
TOTALS	4,038			2,967	202,315

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,315	
TOTAL MARKET OB/XF VALUE		12,759	
TOTAL LAND VALUE - MARKET		119,775	
TOTAL MARKET VALUE		234,614	
SOH/AGL Deduction		124,435	
ASSESSED VALUE		110,179	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		60,179	
TOTAL JUST VALUE		334,849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,543	
INCR EYB 1990-1994 ROOF OVER CC 5-2022			
INCR EYB 1986-1990 ROOF OVER CC 4-2022			
CORRECT LAND LINE DESC			
VERIFIED 5YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000279	ROOF OVER-CC	0	04/29/2022
OB21-000582	ROOF OVER-CC	0	11/09/2021
18659	N/A	0	11/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0095/0044	4/01/1983	WD	U	I		46,000

BUILDING NOTES						
GRANTOR:						
GRANTEE:						

BUILDING DIMENSIONS						
UCP=[YR=1995] W23 S14 E23 FCP=[YR=1995] W23 S28 E23						
BAS=[YR=1993] W27 N3 W32 S14 FOP=[YR=1993] W8 S10 E8 N10\$ S17						
E8 FSP=[YR=1993] S8 E16 N8 W16\$ E27 S10 FOP=[YR=1993] S10 E24						
N10 W24\$ E24 N38\$ PTR=E10 FUS=[YR=1993] E24 S3 UOP=[YR=1995]						
E5 S12 W5 N12\$ S15 W6 S12 W12 N12 W6 N18\$ W10\$ N28\$ N14\$.						

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	0210	CONCRETE D	0	100	0	0	782.00	SF	6.00	6.00	100	1981	1981	3	20	938	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	
3	0250	ASPHALT AV	0	100	130	8	1,040.00	SF	2.00	2.00	100	1995	1995	3	20	416	
4	0520	WORK SHOP	0	100	25	18	450.00	SF	12.00	12.00	100	1995	1995	3	20	1,080	
5	0940	OPEN SHED	0	100	27	10	270.00	SF	4.00	4.00	100	1995	1995	3	20	216	
6	0080	4' CHAINLI	0	100	0	0	200.00	LF	13.00	13.00	100	1995	1995	3	20	520	
7	0211	CONCRETE W	0	100	10	8	80.00	SF	6.00	6.00	100	1995	1995	3	20	96	
8	0700	PORT BLDG	0	100	12	16	192.00	SF	8.00	8.00	100	1995	1995	3	52	799	
9	0700	PORT BLDG	0	100	11	15	165.00	SF	8.00	8.00	100	1995	1995	3	52	686	
10	0025	BARN,POLE	0	100	36	36	1,296.00	SF	12.50	12.50	100	2010	2010	3	43	6,966	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC	1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	13.97	AC	1.00	1.00	1.00	325.00	325.00	4,540							

31-2S-1E P-3-8-M-70
 NW 1/4 OF NW 1/4 OF NE 1/4
 OR 78 P 177, 178 & OR 95 P 44

CHRISTIE WILLIAM S JR/CHRISTIE DAPHNE
 584 ACE HIGH STABLES RD
 CRAWFORDVILLE, FL 32327

2024

31-2S-01E-000-04972-008


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																															
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																				REVIEW DATE 06/11/2021 BY LRFR Total Acres: 14.97 Total Land Value: 19,540 Market: 104,775 Agricultural: 4,540 Common: 15,000 PRINTED 06/17/2026 BY SYS																																																																															