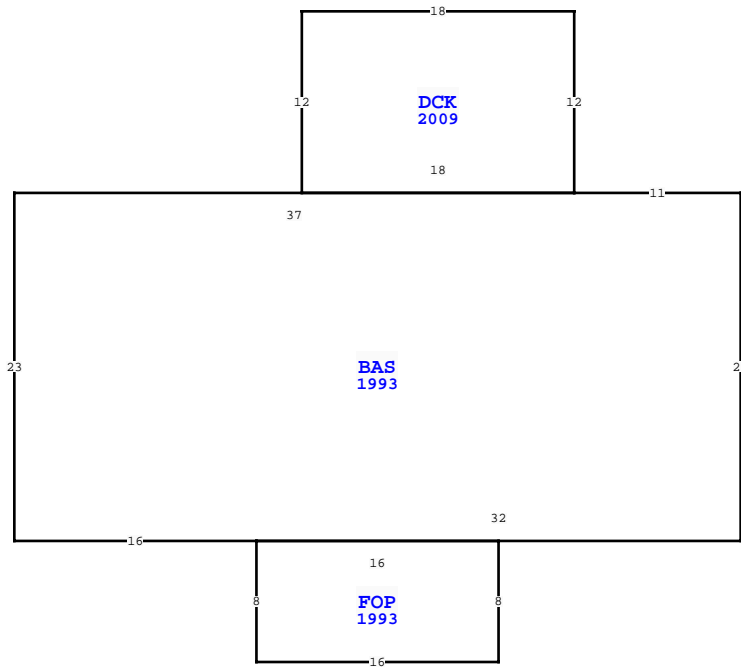


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Heating Type	02	CONVECTION	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW 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	1,104	100	1993
DCK	216	10	2009
FOP	128	30	1993
TOTALS	1,448		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,164	98.6000	93.67	109,032	1976	1976		0	0	47.00	53.00	
1 SINGLE FAM 0% - 0 Heated Area: 1104 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,787
TOTAL MARKET OB/XF VALUE			7,134
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			72,921
SOH/AGL Deduction			0
ASSESSED VALUE			72,921
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			72,921
TOTAL JUST VALUE			72,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,170
5 YR PRCL CH N/C-LR			
5-11, PU CORR TRAV			
5 YR PRCL CH, CHG QUAL & RCVR, PU XFOB LN			
FOR 2014			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051432	SFD	0	09/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/0586	8/31/2021	WD	Q	I	01	48,500
GRANTOR: SHYLKOFSKI AL						
GRANTEE: SINCLAIR ANDREW C &						
0700/0448	2/28/2007	WD	Q	I		48,500
GRANTOR: LINTON MARY LIDDY						
GRANTEE: SHYLKOFSKI AL						

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	0700	PORT BLDG	0	0	10	12	120.00	SF	8.00	8.00	100	1989	1989	3	46	442	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
3	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	1990	1990	3	47	301	
4	0955	PRIVACY FE	0	0	0	0	284.00	LF	15.00	15.00	100	2009	2009	3	55	2,343	
5	0210	CONCRETE D	0	0	20	10	200.00	SF	6.00	6.00	100	1990	1990	3	20	240	
6	0211	CONCRETE W	0	0	51	2	102.00	SF	6.00	6.00	100	1990	1990	3	20	122	
7	0211	CONCRETE W	0	0	45	3	135.00	SF	6.00	6.00	100	1990	1990	3	20	162	
8	0211	CONCRETE W	0	0	36	3	108.00	SF	6.00	6.00	100	1990	1990	3	20	130	
9	0210	CONCRETE D	0	0	24	11	264.00	SF	6.00	6.00	100	1990	1990	3	20	317	
10	0935	OPEN SHED	0	0	10	20	200.00	SF	6.00	6.00	100	2009	2009	3	39	468	

TOTAL OB/XF													
5,383													
BLD DATE	06/03/2021	LRFR	LGL DATE	06/03/2021	LRFR								
XF DATE	06/03/2021	LRFR	LAND DATE	06/03/2021	LRFR								
INC DATE			AG DATE										

BUILDING NOTES													
85 WALDEN RD, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=1993] W11 DCK=[YR=2009] N12 W18 S12 E18\$ W37 S23 E16													
FOP=[YR=1993] S8 E16 N8 W16\$ E32 N23\$.													

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000										

32-2S-1E P-3-4-M-70
 E 1/2 OF SE 1/4 OF NE 1/4 OF
 NW 1/4 & W 1/2 OF SE 1/4 OF

SINCLAIR ANDREW C/JONES NINA
 85 WALDEN RD
 CRAWFORDVILLE, FL 32327

2024

32-2S-01E-000-04981-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																																	
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11	0700	PORT BLDG	0 0	38 8	304.00	SF	8.00	8.00	100	2009	2009	3	72	1,751																																																																																							
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REVIEW DATE 06/03/2021 BY LRFR Total Acres: 1.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/22/2026 BY SYS																																																																																																					