32-2S-1W P-12-1-M-57
COMM AT SE COR OF NE 1/4
OF SEC 32 CONT 5.00 AC M/L IN

CHATHAM BRYAN ALAN/CHATHAM ANGELA BRIDGET
32 DUCK POND DR
CRAWFORDVILLE, FL 32327

2024

32-2S-01W-000-04190-001

BUILDING CHARACTERISTICS

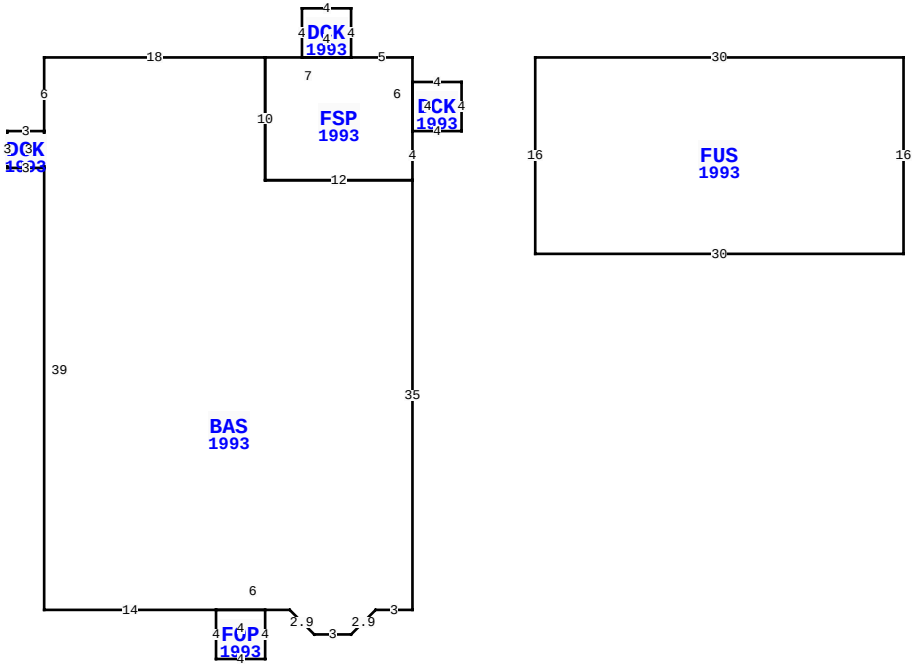
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 11
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	83,630
DCK	9	10	1993	1	68
DCK	16	10	1993	2	135
DCK	16	10	1993	2	135
FOP	16	30	1993	5	337
FSP	120	55	1993	66	4,451
FUS	480	100	1993	480	32,373
TOTALS	1,897			1,796	121,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	114.5000	108.78	195,369	1985	1985	0	0	0	38.00	62.00

1 SINGLE FAM 100% - 2003 Heated Area: 1720 HX Base Yr 2003



32 DUCK POND DR, CRAWFORDVILLE

BLD DATE	09/26/2012	KLSR	LGL DATE		
XF DATE	09/26/2012	KLSR	LAND DATE	09/26/2012	KLSR
INC DATE			AG DATE		

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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1993	1993	3	50	950	
2	0020	BARN,FRAME	0	100	18	42	756.00	SF	12.00	12.00	100	1993	1993	3	20	1,814	
3	0220	POOL VINYL	0	100	18	36	648.00	SF	60.00	60.00	100	1993	1993	3	40	15,552	
4	0211	CONCRETE W	0	100	0	0	1,030.00	SF	6.00	6.00	100	1993	1993	3	20	1,236	
5	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	1996	1996	3	20	240	
6	0770	PUMP HOUSE	0	100	4	5	20.00	SF	5.00	5.00	100	2021	2021	3	98	98	
7	0420	CABANA AVE	0	100	24	14	336.00	SF	25.00	25.00	100	1998	1998	3	20	1,680	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,129
TOTAL MARKET OB/XF VALUE		21,570
TOTAL LAND VALUE - MARKET		39,450
TOTAL MARKET VALUE		182,149
SOH/AGL Deduction		52,555
ASSESSED VALUE		129,594
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,594
TOTAL JUST VALUE		182,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,272

FLOR CHG YR ON XFOB

5YR CK JS CHG XFOB CODE PU XFOB DEMO XFOB CHG

SS#S OF OWNERS ENTERED

TRAV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011280	RE-ROOF	0	05/04/2011
019390	N/A	0	03/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0384	6/04/2022	WD	U	I	11	100
GRANTOR: HOLSHOUSER TIMOTHY D						
GRANTEE: CHATHAM BRYAN ALAN						
0465/0698	12/03/2002	WD	U	I		100
GRANTOR: HOLSHOUSER TIMOTHY D						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W5 DCK=[YR=1993] N4 W4 S4 E4 $ W7 S10 E12
BAS=[YR=1993] W12 N10 W18 S6 DCK=[YR=1993] W3 S3 E3 N3$ S39
E14 FOP=[YR=1993] S4 E4 N4 W4$ E6 D2 R2 E3 U2 R2 E3 N35$
N4 DCK=[YR=1993] E4 N4 W4 S4$ N6$ PTR=E10 FUS=[YR=1993] S16
E30 N16 W30$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 21,570

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	000100	C	SFR	100			0.00	0.00	5.26	AC		1.00	1.00	1.00	7,500.00	7,500.00	39,450							

REVIEW DATE 01/31/2022 BY JSLW Total Acres: 5.26 Total Land Value: 39,450 Market: 0 Agricultural: 0 Common: 39,450 PRINTED 04/22/2026 BY SYS