

SOUTHFORK SUBDV LOT 7
 OR 442 P 292 OR 532 P 349
 OR 610 P 391 OR 1038 P 312

WELLS MICHAEL S/WELLS ANGELIA B
 157 SOUTHFORK LANE
 CRAWFORDVILLE, FL 32327-5785

2024

32-2S-01W-278-04189-A07

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	100	
Roof Structur	02	SHED		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	01	MINIMUM		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Story Height	1	1		100	
Stories	1.1	1.100			
Units	0			100	
Condition Adj	12	AVERAGE		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	432	100	2019	432	9,644
UOP	144	20	2019	29	648
TOTALS	576			461	10,292

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2024	23.50	10,834	2019	2019	0	0	5.00	95.00
				Heated Area: 432			HX Base Yr 2019				

UOP 2019 BAS 2019

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			282,556
TOTAL MARKET OB/XF VALUE			9,685
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			317,241
SOH/AGL Deduction			22,422
ASSESSED VALUE			294,819
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			244,819
TOTAL JUST VALUE			317,241
NCON VALUE			17,337
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,038
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CK, N/C			
LAND REVAL/SALES STUDY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1038/0312	6/21/2017	WD	Q	V	01	49,300
GRANTOR: BALLANTYNE DAVID W						
GRANTEE: WELLS MICHAEL S & A						
0610/0391	7/05/2005	WD	Q	V		83,500
GRANTOR: GARRIS BRYAN & JESSIC						
GRANTEE: BALLANTYNE DAVID W						

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
157 SOUTHFORK LN, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019;ORIG=40,10] E36 S12 W36 N12 \$
UOP=[YR=2019;ORIG=28,10] E12 S12 W12 N12 \$

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