35 3S 2W P-10-3-M-48B
PARCEL OF LAND CONTAINING
7.92 ACRES IN THE SW 1/4 OF

HARVEY DANIEL BRUCE
PO BOX 94
CRAWFORDVILLE, FL 32326

2024

35-3S-02W-000-01722-003

BUILDING CHARACTERISTICS

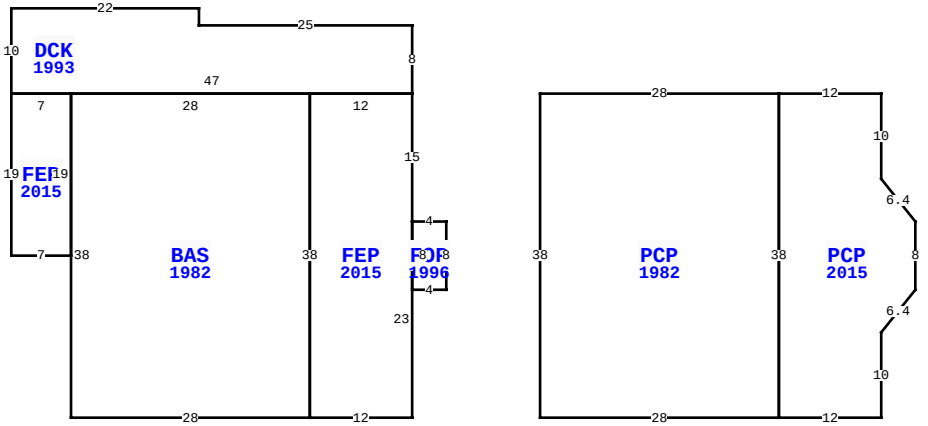
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1982	1,064	69,719
DCK	420	10	1993	42	2,752
FEP	133	80	2015	106	6,945
FEP	456	80	2015	365	23,917
FOP	32	30	1996	10	655
PCP	1,064	10	1982	106	6,945
PCP	508	10	2015	51	3,342
TOTALS	3,677			1,744	114,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	116.9000	111.06	193,689	1982	1982	0	0	0	41.00	59.00

1 SINGLE FAM 100% - 0 Heated Area: 1535 HX Base Yr



148 HERITAGE CREEK RD, CRAWFORDVILLE

BLD DATE	04/10/2017	MMSR	LGL DATE		
XF DATE	04/10/2017	MMSR	LAND DATE	04/10/2017	MMSR
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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1982	1982	3	20	260	
2	0935	OPEN SHED	0	100	10	8	80.00	SF	6.00	6.00	100	1988	1988	3	20	96	
3	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	1988	1988	3	20	77	
4	0700	PORT BLDG	0	100	12	14	168.00	SF	8.00	8.00	100	2002	2002	3	59	793	
5	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2004	2004	3	23	248	
6	0210	CONCRETE D	0	100	3	28	84.00	SF	6.00	6.00	100	1982	1982	3	20	101	
7	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	1982	1982	3	20	11	
8	0211	CONCRETE W	0	100	3	12	36.00	SF	6.00	6.00	100	2016	2016	3	72	156	
9	0055	PORTABLE C	0	100	25	18	450.00	SF	3.00	3.00	100	2015	2015	3	67	905	
10	0360	BOATDOCK F	0	100	10	8	80.00	SF	15.00	15.00	100	2013	2013	3	57	684	

LAND DESCRIPTION

TOTAL OB/XF 3,331

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	7.92	AC		1.00	1.00	1.00	7,500.00	7,500.00	59,400							

REVIEW DATE 04/01/2022 BY MMLW Total Acres: 7.92 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 05/13/2026 BY SYS

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,277
TOTAL MARKET OB/XF VALUE		3,331
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		177,008
SOH/AGL Deduction		88,967
ASSESSED VALUE		88,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,041
TOTAL JUST VALUE		177,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,574

MM 5YR CK DEMO XFOB

6-11

CORR TRAV, CHG CODE XFOB LN 2, PU XFOB LN

5 YR PRCL CH, CORR BATHS, RCVR & FLOOR, PU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000429	MECH	0	03/28/2017
2012717	RE-ROOF	0	10/22/2012
018602	N/A	0	06/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0415/0295	7/27/2001	QC	U	I		100
GRANTOR: HARVEY DANIEL BRUCE						
GRANTEE:						
0157/0731	8/24/1989	QC	U	I		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W25 N2 W22 S10 FEP=[YR=2015] S19 E7 N19 W7$ E47 FEP=[YR=2015] W12 S38 BAS=[YR=1982] N38 W28 S38 E28$ E12 PTR=E15 PCP=[YR=1982] E28 N38 PCP=[YR=2015] S38 E12 N10 U5 R4 N8 U5 L4 N10 W12$ W28 S38$ W15$ N23 FOP=[YR=1996] S8 E4 N8 W4$ N15$ N8$.