

AUDUBON FOREST LOT 12
 OR 290 P 887 OR 417 P 734
 OR 430 P 259 OR 502 P 123

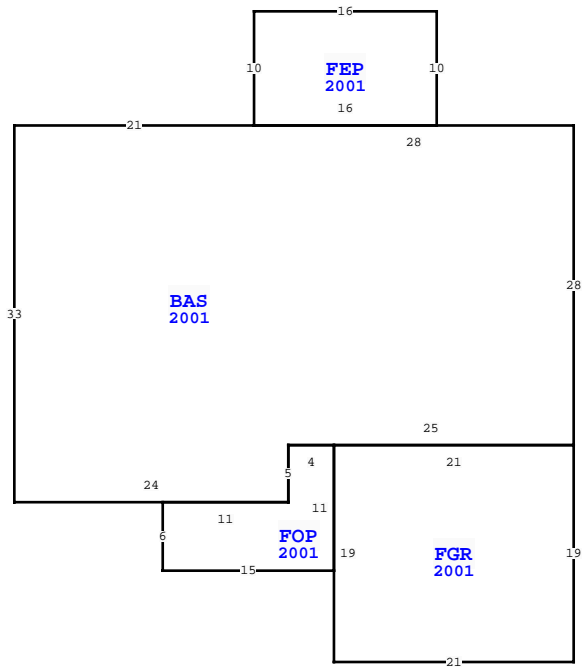
SIMMONS GEORGE F/SIMMONS BARBARA E
 111 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-012

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
19	COMMON BRK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
182.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	2001	1,492	136,812
FEP	160	80	2001	128	11,737
FGR	399	50	2001	200	18,339
FOP	110	30	2001	33	3,026
TOTALS	2,161			1,853	169,914

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,853	112.5000	117.56	217,839	2001	2001	0	0	22.00	78.00
1 SINGLE FAM 100% - 2017 Heated Area: 1620 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		169,914		
TOTAL MARKET OB/XF VALUE		4,749		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		219,663		
SOH/AGL Deduction		80,103		
ASSESSED VALUE		139,560		
TOTAL EXEMPTION VALUE		HX HB VX 13 SX 139,560		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		219,663		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		221,409		
2022 T&P RENEWAL RECD				
PRMT CH, PU FEP, PU XFOB LN 5-7				
5 YR PRCL CK, CHG FLOR				
SOH PORTED FROM BAY FOR 2017/SIMMONS				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN21-00002	SCREEN ROOM-CC	0	02/10/2021	
20000158	REROOF-CC	0	04/01/2020	
19000567	DOOR RPLC	0	01/09/2020	
18000033	DOORS	0	01/25/2018	
17000142	DOORS	0	12/14/2017	
2011634	MECH	0	09/12/2011	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0999/0031	4/29/2016	WD Q	I 01	153,900
GRANTOR: CAMPBELL FRANK W & CH				
GRANTEE: SIMMONS GEORGE F &				
0502/0123	9/02/2003	WD Q	I	143,000
GRANTOR: HOLLOMON MELVIN L & A				
GRANTEE: CAMPBELL FRANK W &				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2001] W28 FEP=[YR=2001] E16 N10 W16 S10\$ W21 S33 E24 N5 E25 FGR=[YR=2001] W21 FOP=[YR=2001] W4 S5 W11 S6 E15 N11\$ S19 E21 N19\$ N28\$.				

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	0 100	12	12	144.00	SF	8.80	8.80	100	2001	2001	3	58	735	
2	0140	FIRE PLACE	0 100	0	0	1.00	UT	2,090.00	2,090.00	100	2001	2001	3	58	1,212	
3	0210	CONCRETE D	0 100	54	16	864.00	SF	6.60	6.60	100	2001	2001	3	20	1,140	
4	0211	CONCRETE W	0 100	9	4	36.00	SF	6.60	6.60	100	2001	2001	3	20	48	
5	0700	PORT BLDG	0 100	10	8	80.00	SF	8.80	8.80	100	2021	2021	3	96	676	
6	0700	PORT BLDG	0 100	10	8	80.00	SF	8.80	8.80	100	2021	2021	3	96	676	
7	0940	OPEN SHED	0 100	8	8	64.00	SF	4.40	4.40	100	2021	2021	3	93	262	
TOTALS															4,749	

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							