

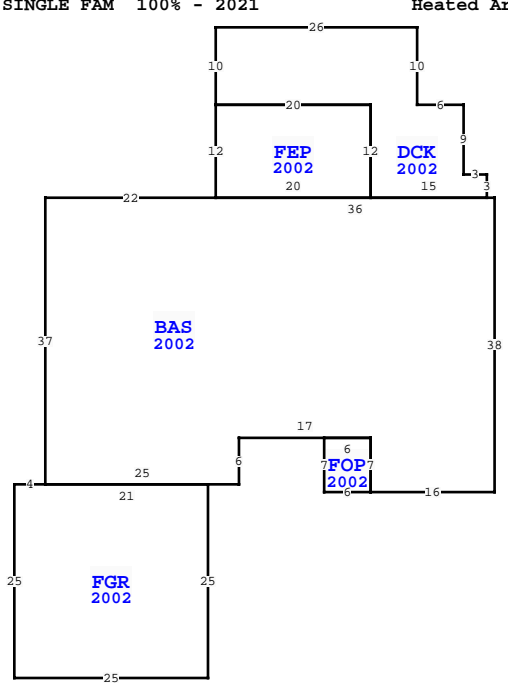
AUDUBON FOREST LOT 24
 OR 290 P 887 OR 419 P 525
 OR 419 P 524 OR 581 P 765

BUNCH SETH/BUNCH RONNIE
 183 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-024


ELEMENT		CD		CONSTRUCTION	
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	60	
Exterior Wall	16	WD FR	STUC	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	182.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	2002	2,060	235,034
DCK	413	10	2002	41	4,678
FEP	240	80	2002	192	21,906
FGR	625	50	2002	312	35,598
FOP	42	30	2002	13	1,483
TOTALS	3,380			2,618	298,700

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,618	130.7550	136.64	357,724	2002	2008	0	0	16.50	83.50
1 SINGLE FAM 100% - 2021 Heated Area: 2252 HX Base Yr 2021											
											
BLD DATE	08/13/2018	MMJT	LGL DATE	08/13/2018	MMJT	AG DATE					
XF DATE	08/13/2018	MMJT	AG DATE	08/13/2018	MMJT	AG DATE					
INC DATE			AG DATE			AG DATE					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	298,700		
TOTAL MARKET OB/XF VALUE	8,113		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	351,813		
SOH/AGL Deduction	81,333		
ASSESSED VALUE	270,480		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	220,480		
TOTAL JUST VALUE	351,813		
NCON VALUE	2,357		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	354,193		
FR 5YR CK 6/14/23; PU XFOB			
OB21-000017			
INCR EYB 2002-2008 PRMTS B21-000270			
OWNER ASKED ABOUT HIGHER TAX-NO PORTABILITY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000039	SHED	0	03/26/2021
21000274	SHED	0	03/26/2021
21000270	MECH-CC	0	03/16/2021
OB21-000017	RE ROOF-CC	0	01/19/2021
028154	SFD	0	08/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0684	12/18/2020	WD Q	Q	I	01	239,300
GRANTOR: TALBOT MARY ANN FKA B						
GRANTEE: BUNCH SETH & BUNCH						
1184/0683	12/04/2020	CR U	I	I	11	100
GRANTOR: BENNETT FRED JR						
GRANTEE: TALBOT MARY ANN FKA						

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	0210	CONCRETE D	0	100	115	12	1,380.00	SF	6.60	6.60	100	2002	2002	3	20	1,822	
2	0955	PRIVACY FE	0	100	0	0	332.00	LF	16.50	16.50	100	2005	2005	3	20	1,096	
3	0211	CONCRETE W	0	100	71	3	213.00	SF	6.60	6.60	100	2002	2002	3	20	281	
4	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	2002	2002	3	59	1,233	
5	0955	PRIVACY FE	0	100	0	0	80.00	LF	16.50	16.50	100	2018	2018	3	95	1,254	
6	0075	WOOD FENCE	0	100	0	0	8.00	LF	11.00	11.00	100	2018	2018	3	80	70	
7	0620	WOOD UTL B	0	100	12	32	384.00	SF	6.60	6.60	100	2024	2021	AV	93	2,357	
TOTALS															8,113		

BUILDING NOTES														
183 DUNCAN DR, CRAWFORDVILLE														

BUILDING DIMENSIONS														
BAS=[YR=2002] W36 FEP=[YR=2002] E20 N12 W20 DCK=[YR=2002] E20 S12 E15 N3 W3 N9 W6 N10 W26 S10\$ S12\$ W22 S37 FGR=[YR=2002] W4 S25 E25 N25 W21 \$ E25 N6 E17 FOP=[YR=2002] W6 S7 E6 N7\$ S7 E16 N38\$.														

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	CONSVR
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							