

AUDUBON FOREST LOT 35
 OR 290 P 887 OR 417 P 710
 OR 438 P 820 OR 596 P 559

TAFF PEGGY J/TAFF GLENN S SR
 245 DUNCAN DRIVE
 CRAWFORDVILLE, FL 32327

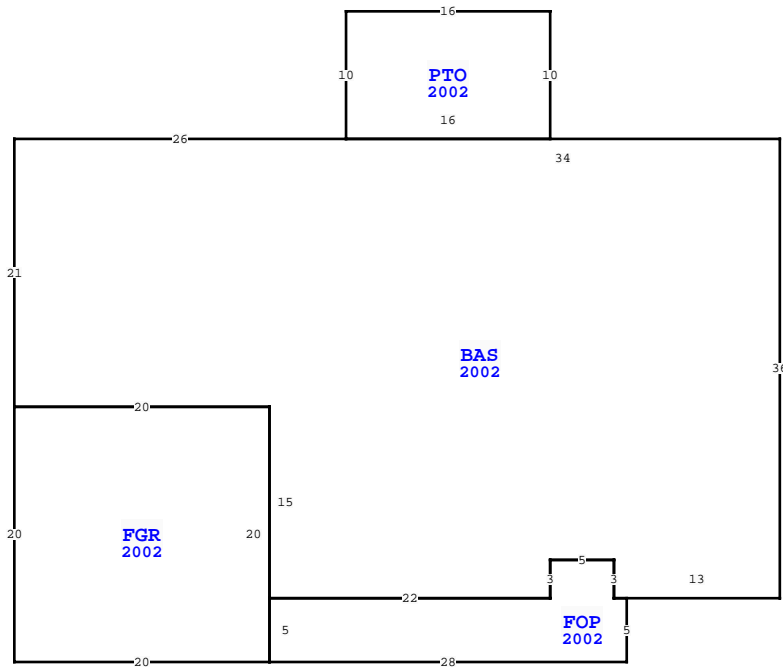
2024

36-3S-02W-182-01763-035



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,845	100	2002	1,845	189,627
FGR	400	50	2002	200	20,556
FOP	155	30	2002	46	4,728
PTO	160	5	2002	8	823
TOTALS	2,560			2,099	215,733

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,099	118.5000	123.83	259,919	2002	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2008 Heated Area: 1845 HX Base Yr 2008											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		215,733	
TOTAL MARKET OB/XF VALUE		2,612	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		263,345	
SOH/AGL Deduction		108,909	
ASSESSED VALUE		154,436	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		104,436	
TOTAL JUST VALUE		263,345	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,817	
FR 5YR CK 6/14/23; EYB CHG TO 2006 FOR RE-ROOF			
2019 PRCL CK, CHG CODE XFOB LN 2. CHG DIM LN4			
PU XFOB LN 3-4			
PU CORR TRAV, PU DIMENS & CORR SF XFOB LN 1,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000207	RE-ROOF-CO	0	02/19/2019
028275	SFD	0	10/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0245	7/27/2007	WD Q	Q	I		214,000
GRANTOR: LHOTSKY GARY J. & WAN						
GRANTEE: TAFF PEGGY J. & GLE						
0596/0559	5/27/2005	WD Q	Q	I		189,000
GRANTOR: DUNNE						
GRANTEE: LHOTSKY						

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	102	13			6.60	100	2002	2002	3	20	1,750	
2	0955	PRIVACY FE	0	100	0	0		LF 16.50	16.50	100	2002	2002	3	0	0	
3	0211	CONCRETE W	0	100	61	3		SF 6.60	6.60	100	2002	2002	3	20	242	
4	0055	PORTABLE C	0	100	20	20		SF 3.30	3.30	100	2011	2011	3	47	620	

BUILDING NOTES			
245 DUNCAN DR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2002] W34 PTO=[YR=2002] E16 N10 W16 S10\$ W26 S21 E20			
FGR=[YR=2002] W20 S20 E20 FOP=[YR=2002] E28 N5 W1 N3 W5 S3			
W22 S5\$ N20\$ S15 E22 N3 E5 S3 E13 N36\$.			

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
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							