

AUDUBON FOREST LOT 44  
 OR 290 P 887 OR 409 P 880  
 OR 409 P 881 OR 1267 252

RICHARDSON WAYNE JOHN/RICHARDSON DAWN R  
 58 DUNCAN DR  
 CRAWFORDVILLE, FL 32327

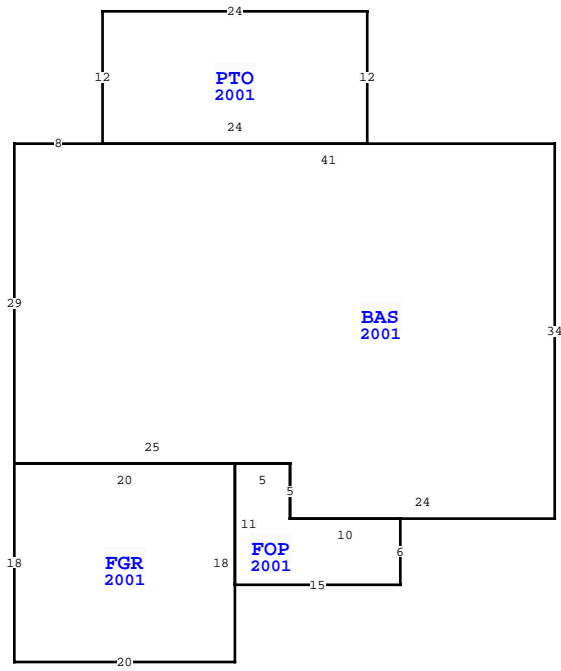
2024

36-3S-02W-182-01763-044



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	AVERAGE
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
BAS	1,541	100
FGR	360	50
FOP	115	30
PTO	288	5
TOTALS	2,304	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2024										Heated Area: 1541	HX Base Yr 2024



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			171,285
TOTAL MARKET OB/XF VALUE			2,389
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			218,674
SOH/AGL Deduction			23,203
ASSESSED VALUE			195,471
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			145,471
TOTAL JUST VALUE			218,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,868
FR 5YR CK 6/12/23; PU XFOB			
PORT FROM COLLIER - HINKLE			
INCR EYB 2001-2005 RE-ROOF CC 3-2022			
COONCE PORT TO BAY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000167	RE-ROOF-CC	0	03/21/2022
027895	SFD	0	06/22/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0617	6/27/2023	WD Q	I	01		275,000
GRANTOR: HINKLE JOHN M II & SA						
GRANTEE: RICHARDSON WAYNE JO						
1267/0252	5/24/2022	WD Q	I	01		275,000
GRANTOR: COONCE JAMES BARRY						
GRANTEE: HINKLE JOHN M II						

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	52	16	832.00	SF	6.60	6.60	100	2001	2001	3	20	1,098	
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	0955	PRIVACY FE	0	100	0	0	30.00	LF	16.50	16.50	100	2002	2002	3	0	0	
4	0211	CONCRETE W	0	100	11	4	44.00	SF	6.60	6.60	100	2001	2001	3	20	58	
5	0211	CONCRETE W	0	100	4	4	16.00	SF	6.60	6.60	100	2024	2001	AV	20	21	

TOTAL OB/XF													
58 DUNCAN DR, CRAWFORDVILLE													
BLD DATE	08/17/2018	MMJTT	LGL DATE	08/17/2018	MMJTT								
XF DATE	08/17/2018	MMJTT	LAND DATE	08/17/2018	MMJTT								
INC DATE			AG DATE										
TOTALS													
2,389													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2001] W41 PTO=[YR=2001] E24 N12 W24 S12\$ W8 S29													
FGR=[YR=2001] S18 E20 N18 FOP=[YR=2001] S11 E15 N6 W10 N5 W5\$ W20\$ E25 S5 E24 N34\$.													

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							