

AUDUBON FOREST LOT 64
 OR 290 P 887 OR 400 P 886
 OR 400 P 887 OR 501 P 866

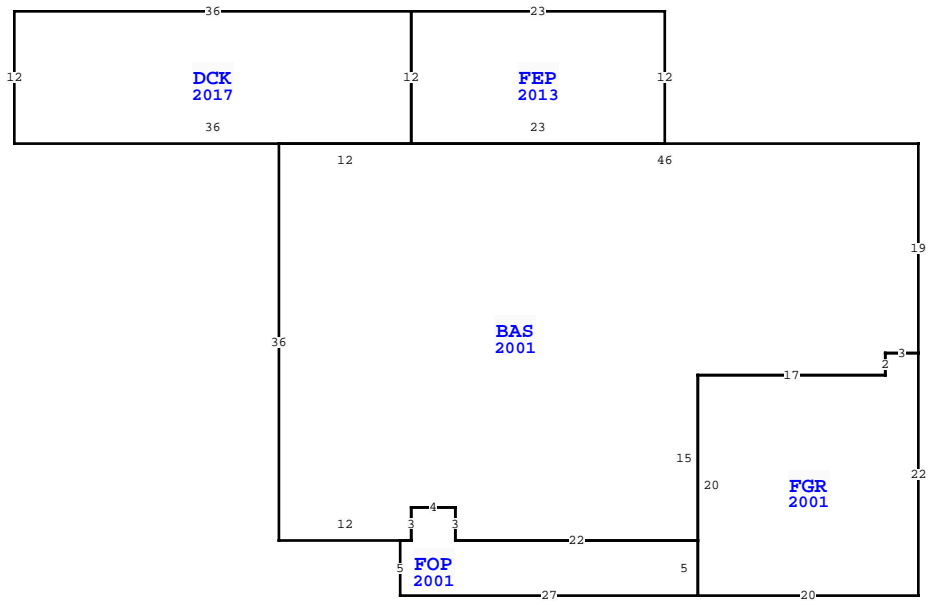
ARMSTRONG RANDALL L/ARMSTRONG REBECCA L
 162 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-064


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2001	1,770	162,303
DCK	432	10	2017	43	3,943
FEP	276	80	2013	221	20,265
FGR	406	50	2001	203	18,615
FOP	147	30	2001	44	4,035
TOTALS	3,031			2,281	209,160

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%	- 2017		Heated Area: 1991					HX Base Yr 2017	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		209,160	
TOTAL MARKET OB/XF VALUE		5,408	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		259,568	
SOH/AGL Deduction		136,175	
ASSESSED VALUE		123,393	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		73,393	
TOTAL JUST VALUE		259,568	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		262,425	
VERIFIED 5YR PRCL CH			
XFOB LN 10			
5 YR PRCL CH, PU XFOB LN 9 & NEW TRAV, DEL			
SOH PORTED TO LEON FOR 2017 FOR MARINI, GREG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000199	REROOF-CO	0	04/03/2019
16000699	PORTABLE SHED-CO	0	07/15/2016
027530	SFD	0	03/02/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1005/0603	7/15/2016	WD Q	Q	I	01	177,000
GRANTOR: MARINI GREGORY AKA GR						
GRANTEE: ARMSTRONG RANDALL L						
0501/0866	8/29/2003	QC U	I			100
GRANTOR: MARINI GREGORY & SHA						
GRANTEE: MARINI GREGORY & SH						

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	107	10			6.60	100	2001	2001	3	20	1,412	
2	0955	PRIVACY FE	0	100	0	0			16.50	100	2001	2001	3	0	0	
3	0620	WOOD UTL B	0	100	12	12			6.60	100	2002	2002	3	20	190	
4	0940	OPEN SHED	0	100	12	12			4.40	100	2002	2002	3	20	127	
5	0211	CONCRETE W	0	100	59	3			6.60	100	2001	2001	3	20	234	
6	0130	FIRE PLACE	0	100	0	0			1,430.00	100	2001	2001	3	58	829	
7	0955	PRIVACY FE	0	100	0	0			16.50	100	2016	2016	3	87	86	
8	0625	PORT WD UT	0	100	20	10			6.60	100	2016	2016	3	72	950	
9	0055	PORTABLE C	0	100	35	18			3.30	100	2017	2017	3	76	1,580	
TOTALS															5,408	

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							