36-4S-2W P-8-M-51
LYING IN NE 1/4 OF SEC 36
DB 34 P 62, 63 & OR 26 P 16

BROWN LANIE S
P O BOX 507
CRAWFORDVILLE, FL 32326

2024

36-4S-02W-000-02397-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	10	LAMINATED 80
Interior Floo	11	CLAY TILE 20
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	08	FAIR

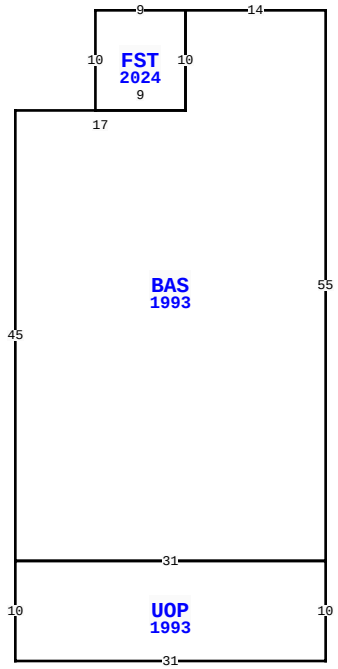
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100	1993	1,535	60,632
FST	90	55	2024	50	1,975
UOP	310	20	1993	62	2,449
TOTALS	1,935			1,647	65,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	103.9500	98.75	162,641	1940	1959	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1535 HX Base Yr



2917 COASTAL HWY, CRAWFORDVILLE

BLD DATE	04/24/2018	MMSS	LGL DATE	
XF DATE	04/24/2018	MMSS	LAND DATE	04/24/2018 MMSS
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,056
TOTAL MARKET OB/XF VALUE	2,085
TOTAL LAND VALUE - MARKET	19,125
TOTAL MARKET VALUE	86,266
SOH/AGL Deduction	0
ASSESSED VALUE	86,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,266
TOTAL JUST VALUE	86,266
NCON VALUE	1,975
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,188

INCR EYB 1955-1959 RE-ROOF OB23-277 CC 6/28/2023
FR 5YR CK, PU NEW TRAV CHG FOP TO FST, DEMO XFOB
CHG UOP1993 TO FOP2015, PU XFOB LN 6
30%, FLOORING TO 10 & 11 @ 20%, CHG BATH TO 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000277	RE-ROOF-CC	0	06/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/0018	1/24/2020	QC	U	I	11	100
GRANTOR: SPEARS R M JR						
GRANTEE: BROWN LANIE S						
0304/0772	7/18/1997	PR	U	I		100
GRANTOR: ESTATE OF OMA LEE SPE						
GRANTEE: BROWN LANIE S & SPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 S10 W17 S45 E31 N55 $
UOP=[YR=1993;ORIG=-31,55] S10 E31 N10 W31 $
FST=[YR=2024;ORIG=-14,0] W9 S10 E9 N10 $
.

EXTRA FEATURES

LN	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	0940	OPEN SHED	0	0	40	24	960.00	SF	4.00	4.00	100	1960	1960	3	20	768	
2	0940	OPEN SHED	0	0	26	14	364.00	SF	4.00	4.00	100	1960	1960	3	20	291	
3	0211	CONCRETE W	0	0	24	3	72.00	SF	6.00	6.00	100	2006	2006	3	27	117	
4	0211	CONCRETE W	0	0	12	12	144.00	SF	6.00	6.00	100	2004	2004	3	23	199	
5	0700	PORT BLDG	0	0	12	10	120.00	SF	8.00	8.00	100	2010	2010	3	74	710	

LAND DESCRIPTION

TOTAL OB/XF 2,085

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		C2	0.00	0.00	2.55	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,125							

REVIEW DATE 06/21/2023 BY FRAW Total Acres: 2.55 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 05/13/2026 BY SYS