

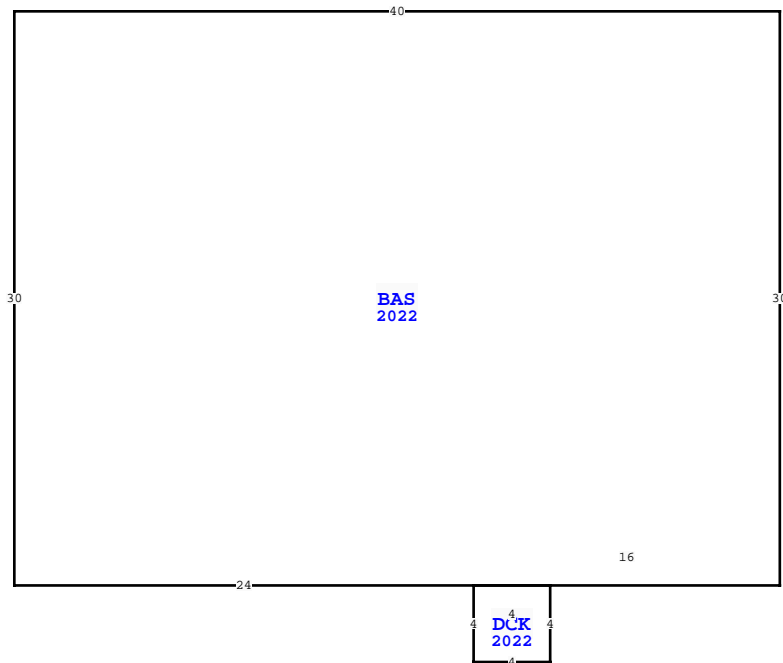
WAKULLA RIVER ESTATES UNIT 1  
 BLOCK B LOTS 38 & 39  
 OR 24 P 524 OR 357 P 865

EQUITY TRUST COMPANY CUSTODIAN/FBO KEVIN PATTEN  
 25 SAWGRASS DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-016-006-06377-000  


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS																																						
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																											
1	SINGLE FAM	0%	- 2024																																			
Heated Area: 1200 HX Base Yr																																						
																																						
<table border="1" style="width: 100%;"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,200</td> <td>100</td> <td>2022</td> <td>1,200</td> <td>140,517</td> </tr> <tr> <td>DCK</td> <td>16</td> <td>10</td> <td>2022</td> <td>2</td> <td>235</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>1,216</b></td> <td></td> <td></td> <td><b>1,202</b></td> <td><b>140,751</b></td> </tr> </tbody> </table>															AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,200	100	2022	1,200	140,517	DCK	16	10	2022	2	235	<b>TOTALS</b>	<b>1,216</b>			<b>1,202</b>	<b>140,751</b>
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,200	100	2022	1,200	140,517																																	
DCK	16	10	2022	2	235																																	
<b>TOTALS</b>	<b>1,216</b>			<b>1,202</b>	<b>140,751</b>																																	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		172,484			
TOTAL MARKET OB/XF VALUE		2,839			
TOTAL LAND VALUE - MARKET		13,500			
TOTAL MARKET VALUE		188,823			
SOH/AGL Deduction		0			
ASSESSED VALUE		188,823			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		188,823			
TOTAL JUST VALUE		188,823			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		190,403			
FR PU NEW SFD UFGR					
COA PER NCOA REPORT					
UNITY OF TITLE OR 1219 PG 72					
S/O LOTS 22&23 TO NEW PARCEL 06377-001					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000767	SFD-CO	0	09/02/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0550	12/08/2023	WD	Q	I	01	225,000
GRANTOR: LEDMAN JAMES & ELYSEA						
GRANTEE: EQUITY TRUST COMPAN						
1207/0745	5/04/2021	WD	Q	V	01	20,000
GRANTOR: KIRTON K STRATTON PER						
GRANTEE: LEDMAN JAMES & ELYS						

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	0	12	40		6.00	100	2022	2022	3	97	2,794	
2	0060	DECK WOOD	0	0	3	3		5.00	100	2022	2022	3	99	45	

BUILDING NOTES			
82 OWL LN, CRAWFORDVILLE			

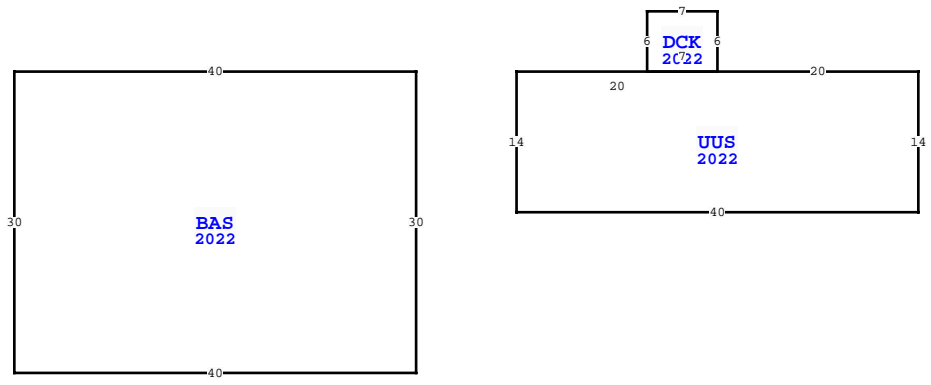
BUILDING DIMENSIONS			
BAS=[YR=2022] W40 S30 E24 DCK=[YR=2022] S4 E4 N4 W4\$ E16 N30\$.			

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	0			110.00	95.00	2.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	13,500							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	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	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.2	1.2	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	6.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2022
DCK	42	10	2022
UUS	560	50	2022
TOTALS	1,802		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0170	01	1,484	48.0000	21.60	32,054	2022	2022	0	0	1.00	99.00		
2 SFR UFGR 0% - 2024 Heated Area: 1200 HX Base Yr													



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TOTAL MARKET VALUE			188,823
SOH/AGL Deduction			0
ASSESSED VALUE			188,823
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			188,823
TOTAL JUST VALUE			188,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,403
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CK, N/C			
ADD CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/0550	12/08/2023	WD	Q	I	01	225,000
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1207/0745	5/04/2021	WD	Q	V	01	20,000
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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
82 OWL LN, CRAWFORDVILLE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
08/17/2021 PB														

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W40 S30 E40 N30\$ PTR=[YR=2022] E10			
UUS=[YR=2022] S14 E40 N14 W20 DCK=[YR=2022] N6 W7 S6 E7\$ W20\$ W10\$.			

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		