

FORBES PRESERVE LOT 1  
 OR 817 P 695 OR 817 P 696  
 OR 829 P 285 OR 928 P 407

NIEDING CHARLES TAYLOR  
 154 PANTON LESLIE LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-019-356-06531-001

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	02		WOOD FRAME 100
Exterior Wall	27		PREFIN MTL 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	05		DRYWALL 100
Interior Floo	10		LAMINATED 100
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	5000		IMPRVD AG RES
MAP NUM	1		MKT AREA 12
NEIGHBORHOOD/LOC	356.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	2021
CAN	224	30	2022
UOP	432	20	2021
UOP	576	20	2021
TOTALS	3,632		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,668	107.0000	101.65	271,202	2021	2021	0	0	2.50	97.50	
1 SINGLE FAM 100% - 2024 Heated Area: 2400 HX Base Yr 2023												
BLD DATE	08/10/2021	FRLH	LGL DATE	08/10/2021	FRLH	LAND DATE	08/10/2021	FRLH				
XF DATE	08/10/2021	FRLH	AG DATE									
INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			290,018
TOTAL MARKET OB/XF VALUE			6,921
TOTAL LAND VALUE - MARKET			204,650
TOTAL MARKET VALUE			320,007
SOH/AGL Deduction			0
ASSESSED VALUE			320,007
TOTAL EXEMPTION VALUE	HX HB 13		320,007
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			501,589
NCON VALUE			32,236
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,418
FR PERMIT CK 8/11/23; PU NEW TRAVERSE AND BUILDIN			
2023 AG APP RECVD APRVD			
2022 AG RENEWAL RECD			
PU SFD; XFOB; POWER 5-7-21; CO 7/16/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001145	SFD-CO	0	12/28/2020
20000695	ELECT-CO	0	07/29/2020
B21-001163	POLE BARN		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/0496	7/20/2022	WD	Q	I	01	775,000
GRANTOR: PLOUFFE JAMES						
GRANTEE: NIEDING CHARLES TAY						
1181/0249	12/01/2020	QC	U	V	11	100
GRANTOR: PLOUFFE JAMES & BROWN						
GRANTEE: PLOUFFE JAMES						

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							
1	0030	BARN, POLE	0	100	24	36		864.00	SF	9.00		9.00	100	2020	2020	3	89	6,921	

BUILDING NOTES												
BAS=[YR=2021;ORIG=0,0] W12 W48 S40 E12 E48 N40 \$ UOP=[YR=2021;ORIG=-12,0] N16 W36 S16 E36 \$ UOP=[YR=2021;ORIG=-48,40] S12 E36 N12 W36 \$ CAN=[YR=2022;ORIG=-12,-8] E28 S8 W28 N8 \$												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000								
2	005970	A	TIMBER MIX 1	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	325.00	325.00	6,175								
3	005996	A	AG WETLAND	0			0.00	0.00	18.93	AC		1.00	1.00	1.00	100.00	100.00	1,893								

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ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	25	MOD	METAL	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	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.	1.	100		
Units		0	100		
Condition Adj	12	AVERAGE		100	
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD	AG	RES	
MAP NUM	1	MKT	AREA	12	
NEIGHBORHOOD/LOC	356.00	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	25,596
TOTALS	1,080			1,080	25,596

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2024		25,920	2022	2022	0	0	1.25	98.75
				Heated Area: 1080			HX Base Yr 2023				
				154 PANTON-LESLIE LN, CRAWFORDVILLE	BLD DATE	08/10/2021	FRLH	LGL DATE	08/10/2021	FRLH	
					XF DATE	08/10/2021	FRLH	LAND DATE			
					INC DATE			AG DATE			

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TOTAL MARKET VALUE				320,007	
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ASSESSED VALUE				320,007	
TOTAL EXEMPTION VALUE				HX HB 13 320,007	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				501,589	
NCON VALUE				32,236	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				283,418	
AG REMOVED NO APP RECVD					
APPROVE AG FOR 2019					
5 YR PRCL CH, N/C					
ADD CHG PER OWNER VIA TCO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1275/0496	7/20/2022	WD Q	Q I	01	775,000
GRANTOR: PLOUFFE JAMES					
GRANTEE: NIEDING CHARLES TAY					
1181/0249	12/01/2020	QC U	V 11		100
GRANTOR: PLOUFFE JAMES & BROWN					
GRANTEE: PLOUFFE JAMES					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					
BAS=[YR=2022;ORIG=30,10] E36 S30 W36 N30 \$					

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
TOTAL OB/XF 0																

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