

2.65 ACRES AS DESCRIBED IN  
OR 1195 P 553  
OR 1225 P 647

DE LA ROCHA OTTO/DE LA ROCHA CAROLINA  
1107 OLD BETHEL RD  
CRAWFORDVILLE, FL 32327

**2024**

00-00-039-000-09768-015

| BUILDING CHARACTERISTICS |      |                |
|--------------------------|------|----------------|
| ELEMENT                  | CD   | CONSTRUCTION   |
| Foundation               | 02   | CONCR SLAB 100 |
| Frame                    | 02   | WOOD FRAME 100 |
| Exterior Wall            | 05   | HARDIE BRD 90  |
| Exterior Wall            | 11   | AVERAGE 10     |
| Roof Structur            | 03   | GABLE/HIP 100  |
| Roof Cover               | 03   | COMP SHNGL 100 |
| Interior Wall            | 05   | DRYWALL 100    |
| Interior Floor           | 11   | CLAY TILE 50   |
| Interior Floor           | 14   | CARPET 50      |
| Ceiling                  | 09   | 9 FT 100       |
| Heating Type             | 04   | AIR DUCTED 100 |
| Air Condition            | 03   | CENTRAL 100    |
| Bedrooms                 |      | 4 100          |
| Bathrooms                |      | 2 100          |
| Story Height             |      | 0 100          |
| Stories                  | 1.   | 1. 100         |
| Units                    |      | 0 100          |
| Quality                  | 03   | AVERAGE        |
| DOR CODE                 | 0100 | SINGLE FAMILY  |
| MAP NUM                  | 1    | MKT AREA 10    |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0100  | 01  | 2,215     | 123.7000    | 117.52         | 260,307        | 2022 | 2022 | 0    | 0    | 0    | 1.00   | 99.00 |  |  |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1874 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |  |

| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,874            | 100         | 2022 | 1,874        | 218,030              |
| FGR           | 440              | 50          | 2022 | 220          | 25,595               |
| FOP           | 108              | 30          | 2022 | 32           | 3,723                |
| FSP           | 149              | 55          | 2022 | 82           | 9,541                |
| PTO           | 136              | 5           | 2022 | 7            | 815                  |
| <b>TOTALS</b> | <b>2,707</b>     |             |      | <b>2,215</b> | <b>257,704</b>       |

| TOTAL OB/XF |            |             |     |     |    |   |          |    |       |                |           |         |             | 12,641 |        |                 |       |  |  |  |  |  |  |
|-------------|------------|-------------|-----|-----|----|---|----------|----|-------|----------------|-----------|---------|-------------|--------|--------|-----------------|-------|--|--|--|--|--|--|
| 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   | 0  | 0 | 1,900.00 | SF | 6.00  | 6.00           | 100       | 2022    | 2022        | 3      | 97     | 11,058          |       |  |  |  |  |  |  |
| 2           | 0211       | CONCRETE W  | 0   | 0   | 68 | 4 | 272.00   | SF | 6.00  | 6.00           | 100       | 2022    | 2022        | 3      | 97     | 1,583           |       |  |  |  |  |  |  |

| DOR CODE                          |               | MAP NUM |                      | NEIGHBORHOOD/LOC |       | EXTRA FEATURES |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|-----------------------------------|---------------|---------|----------------------|------------------|-------|----------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 0100                              | SINGLE FAMILY | 1       | 10                   | 000              | 1.00/ |                |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
| 1107 OLD BETHEL RD, CRAWFORDVILLE |               |         |                      |                  |       |                |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
| LAND DESCRIPTION                  |               |         |                      |                  |       |                |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
| 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                                 | 000100        | C       | SFR                  | 0                |       | AG             | 0.00  | 0.00  | 2.65        | AC        |     | 1.00      | 1.00   | 1.00    | 15,000.00  | 15,000.00      | 39,750     |                             |      |         |      |     |    |        |

| WAKULLA COUNTY PROPERTY              |             |     |            | PAGE 1 of 1 | 3 |
|--------------------------------------|-------------|-----|------------|-------------|---|
| VALUATION SUMMARY                    |             |     |            |             |   |
| VALUATION BY                         |             |     |            | STANDARD    |   |
| Tax Group: 3                         |             |     |            | Tax Dist:   |   |
| BUILDING MARKET VALUE                |             |     |            | 257,704     |   |
| TOTAL MARKET OB/XF VALUE             |             |     |            | 12,641      |   |
| TOTAL LAND VALUE - MARKET            |             |     |            | 39,750      |   |
| TOTAL MARKET VALUE                   |             |     |            | 310,095     |   |
| SOH/AGL Deduction                    |             |     |            | 0           |   |
| ASSESSED VALUE                       |             |     |            | 310,095     |   |
| TOTAL EXEMPTION VALUE                |             |     |            | 0           |   |
| BASE TAXABLE VALUE                   |             |     |            | 310,095     |   |
| TOTAL JUST VALUE                     |             |     |            | 310,095     |   |
| NCON VALUE                           |             |     |            | 0           |   |
| INCOME VALUE                         |             |     |            | 0           |   |
| PREVIOUS YEAR MKT VALUE              |             |     |            | 290,600     |   |
| FR PU SFD & XFOBS 0210,0211          |             |     |            |             |   |
| S/O FROM 09768-002 PER OR 1195 P 553 |             |     |            |             |   |
| PERMIT NUM                           | DESCRIPTION | AMT | ISSUED     |             |   |
| 21001048                             | SFD-CO      | 0   | 11/09/2021 |             |   |

| SALES DATA                      |           |           |     |     |        |            |
|---------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number               | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1255/0345                       | 3/08/2022 | WD Q      | Q   | I   | 01     | 376,000    |
| GRANTOR: GOLDEN CONSTRUCTION CO |           |           |     |     |        |            |
| GRANTEE: DE LA ROCHA OTTO &     |           |           |     |     |        |            |
| 1225/0647                       | 8/25/2021 | WD Q      | Q   | V   | 01     | 55,000     |
| GRANTOR: NEIL ROBERT KELLY & S  |           |           |     |     |        |            |
| GRANTEE: GOLDEN CONSTRUCTION    |           |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS=[YR=2022] W14 S7 W11 PTO=[YR=2022] N8 W17 S8 E17\$       |  |
| FSP=[YR=2022] W17 S9 E14 R3 U3 N6\$ S6 D3 L3 W14 N9 W16 S40  |  |
| E16 N4 FOP=[YR=2022] E18 N6 W18 S6\$ N6 E18 S1 FGR=[YR=2022] |  |
| S20 E22 N20 W22\$ E24 N38\$.                                 |  |