

PINEY GROVE LOT 3
 OR 993 P 385 OR 1031 P 581
 OR 1084 P 104

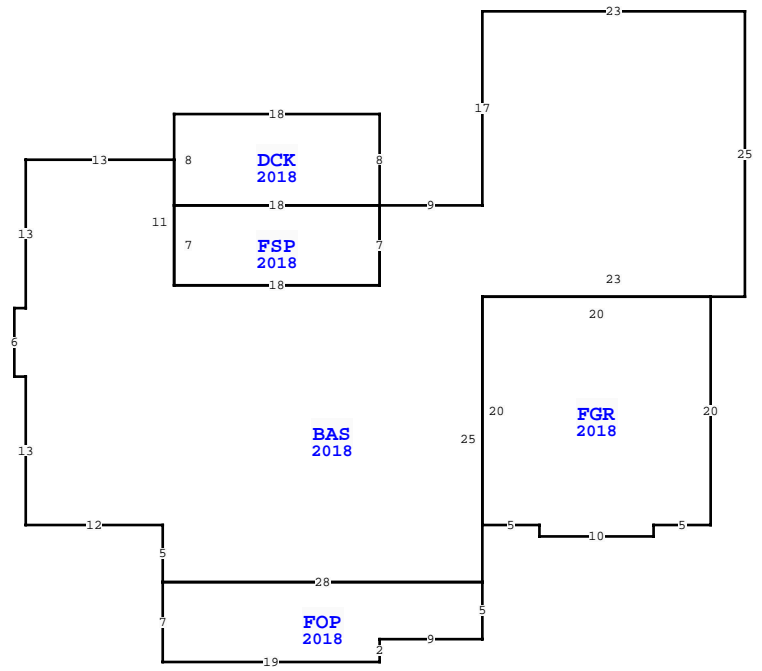
REYNOLDS RODNEY K/REYNOLDS SYBLE S
 283 MARTIN FARMS RD
 CRAWFORDVILLE, FL 32327-0126

2024

00-00-039-385-09767-A03

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	20	FACE	BRICK 10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	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	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	139.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,767	100	2018
DCK	144	10	2018
FGR	410	50	2018
FOP	178	30	2018
FSP	126	55	2018
TOTALS	2,625		

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%	- 2019									Heated Area: 1767	HX Base Yr 2019



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			261,880
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			350,080
SOH/AGL Deduction			57,498
ASSESSED VALUE			292,582
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			242,582
TOTAL JUST VALUE			350,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,568
5 YR PRCL CH, PU XFOB LN 5			
ADD HX FOR 2019-REYNOLDS			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
ADD CHG PER USPS FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001192	SHED-CO	0	08/23/2019
18000313	SFD-CO	0	04/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/0104	8/24/2018	WD Q	Q	I	01	284,500
GRANTOR: FOUNDATION HOMES OF N						
GRANTEE: REYNOLDS RODNEY K &						
1031/0581	4/12/2017	WD Q	Q	V	01	42,500
GRANTOR: KERR WESLEY & TINA						
GRANTEE: FOUNDATION HOMES OF						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 2,185.00	2,185.00	100	2018	2018	3	90	1,967	
2	0210	CONCRETE D	0	100	70	15		1,050.00	SF 6.90	6.90	100	2018	2018	3	80	5,796	
3	0210	CONCRETE D	0	100	0	0		533.00	SF 6.90	6.90	100	2018	2018	3	80	2,942	
4	0211	CONCRETE W	0	100	62	4		248.00	SF 6.90	6.90	100	2018	2018	3	80	1,369	
5	0625	PORT WD UT	0	100	12	16		192.00	SF 6.90	6.90	100	2019	2019	3	85	1,126	

TOTAL OB/XF														13,200			
BLD DATE	10/11/2019	MMSR	LGL DATE														
XF DATE	10/11/2019	FRSR	LAND DATE	10/11/2019													
INC DATE			AG DATE	FRSR													

BUILDING NOTES													
BAS=[YR=2018] W23 S17 W9 DCK=[YR=2018] N8 W18 S8 E18\$													
FSP=[YR=2018] W18 S7 E18 N7\$ S7 W18 N11 W13 S13 W1 S6 E1 S13													
E12 S5 E28 FOP=[YR=2018] W28 S7 E19 N2 E9 N5\$ N25													
FGR=[YR=2018] S20 E5 S1 E10 N1 E5 N20 W20\$ E23 N25\$.													

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							