MARTIN FARMS
LOT 2
OR 1058 P 577

OR 1041 P 791

BRAFFORD BRITTANY S
230 MARTIN FARMS RD
CRAWFORDVILLE, FL 32327

**2024**

**00-00-039-389-09767-L02**

## BUILDING CHARACTERISTICS

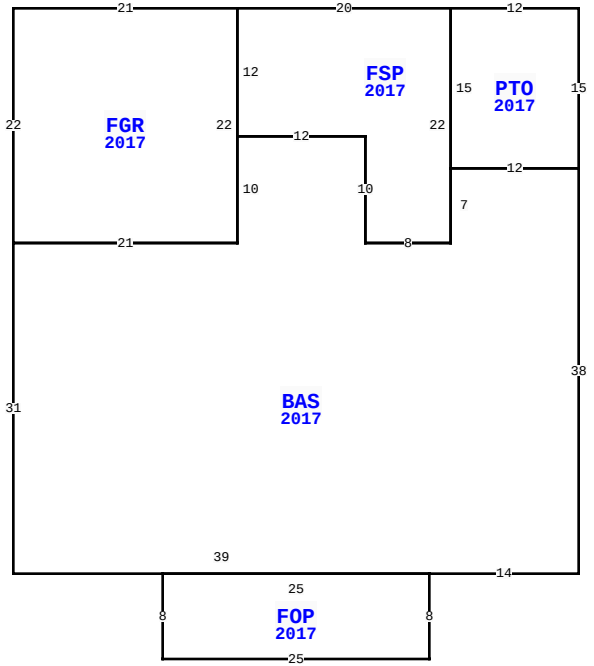
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 11 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 389.00 | 1.40/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,847 | 100 | 2017 | 1,847 | 285,185 |
| FGR | 462 | 50 | 2017 | 231 | 35,667 |
| FOP | 200 | 30 | 2017 | 60 | 9,265 |
| FSP | 320 | 55 | 2017 | 176 | 27,175 |
| PTO | 180 | 5 | 2017 | 9 | 1,389 |
| TOTALS | 3,009 | | | 2,323 | 358,681 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,323 | 123.5000 | 164.26 | 381,576 | 2017 | 2017 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1847 HX Base Yr 2018




| | | | |
|---|---|---|---|
| BLD DATE | 01/23/2018 | MMSR | LGL DATE |
| XF DATE | 01/23/2018 | MMSR | LAND DATE 12/22/2017 JB |
| INC DATE | | | AG DATE |

230 MARTIN FARMS RD, CRAWFORDVILLE

## 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 | 0210 | CONCRETE D | 0 | 100 | 37 | 20 | 740.00 | SF | 6.00 | 6.00 | 100 | 2017 | 2017 | 3 | 76 | 3,374 | |
| 2 | 0210 | CONCRETE D | 0 | 100 | 53 | 3 | 159.00 | SF | 6.00 | 6.00 | 100 | 2017 | 2017 | 3 | 76 | 725 | |
| 3 | 0211 | CONCRETE W | 0 | 100 | 0 | 0 | 90.00 | SF | 6.00 | 6.00 | 100 | 2017 | 2017 | 3 | 76 | 410 | |
| 4 | 0940 | OPEN SHED | 0 | 100 | 8 | 16 | 128.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2022 | AV | 97 | 497 | |

## WAKULLA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 358,681 |
| TOTAL MARKET OB/XF VALUE | | 5,006 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 438,687 |
| SOH/AGL Deduction | | 142,907 |
| ASSESSED VALUE | | 295,780 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 245,780 |
| TOTAL JUST VALUE | | 438,687 |
| NCON VALUE | | 497 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,914 |

5 YR CH FR 6/29/23 PU XFOB & CHG EXW

ADD HX FOR 2018

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3

PRCL CREATED FROM PRNT PRCL 000-09767-000

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17001034 | SFD-CO | 0 | 08/08/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1058/0577 | 12/28/2017 | WD | Q | V | 01 | 316,900 |
| GRANTOR: GOOCH CONSTRUCTION LL | | | | | | |
| GRANTEE: BRAFFORD BRITTANY S | | | | | | |
| 1041/0791 | 7/21/2017 | WD | Q | V | 01 | 55,400 |
| GRANTOR: KREAGER PAUL & MARCIE | | | | | | |
| GRANTEE: GOOCH CONSTRUCTION | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2017] W12 S15 E12 BAS=[YR=2017] W12 S7 W8 N10 W12 S10 W21 FGR=[YR=2017] E21 N22 FSP=[YR=2017] S12 E12 S10 E8 N22 W20$ W21 S22$ S31 E39 FOP=[YR=2017] W25 S8 E25 N8$ E14 N38$ N15$.

## LAND DESCRIPTION

TOTAL OB/XF 5,006

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

REVIEW DATE 06/29/2023 BY FRAK Total Acres: 5.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/17/2026 BY SYS