

MARTIN FARMS  
 LOT 8  
 OR 1042 P 546

OR 1026 P 769

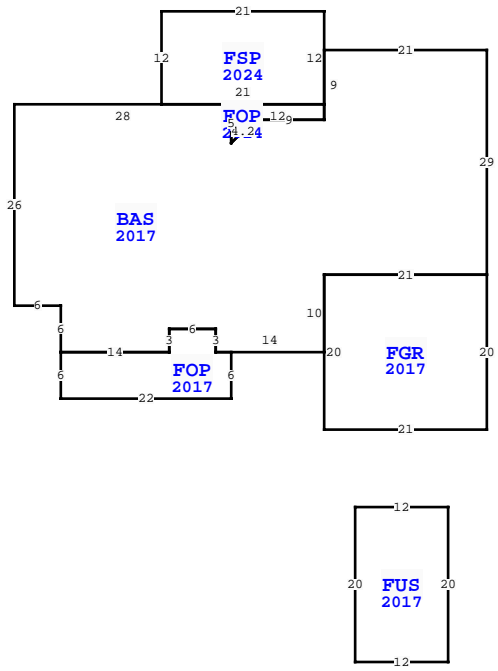
MANUEL BRIAN W/MANUEL CASSANDRA LEONE  
 100 MARTIN FARMS RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-039-389-09767-L08

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	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	1.5	1.5	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	389.00	1.40/	

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%	- 2018									Heated Area: 2047	HX Base Yr 2018



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	2017	1,807	257,538
FGR	420	50	2017	210	29,930
FOP	150	30	2017	45	6,414
FOP	29	30	2024	9	1,283
FSP	252	55	2024	139	19,811
FUS	240	100	2017	240	34,206
<b>TOTALS</b>	<b>2,898</b>			<b>2,450</b>	<b>349,181</b>

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2017	2017	3	88	1,144	
2	0210	CONCRETE D	0	100	34	748.00	SF	6.00	6.00	100	2017	2017	3	76	3,411	
3	0210	CONCRETE D	0	100	19	228.00	SF	6.00	6.00	100	2017	2017	3	76	1,040	
4	0211	CONCRETE W	0	100	30	90.00	SF	6.00	6.00	100	2017	2017	3	76	410	
5	0770	PUMP HOUSE	0	100	8	48.00	SF	5.00	5.00	100	2017	2017	3	91	218	

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	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							

WAKULLA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY													
STANDARD													
Tax Group: 3													
Tax Dist:													
BUILDING MARKET VALUE													
349,181													
TOTAL MARKET OB/XF VALUE													
6,223													
TOTAL LAND VALUE - MARKET													
75,000													
TOTAL MARKET VALUE													
430,404													
SOH/AGL Deduction													
118,201													
ASSESSED VALUE													
312,203													
TOTAL EXEMPTION VALUE													
HX HB 50,000													
BASE TAXABLE VALUE													
262,203													
TOTAL JUST VALUE													
430,404													
NCON VALUE													
21,093													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
355,187													

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1042/0546	7/28/2017	WD Q	I 01	314,017

GRANTOR: GOLDEN CONSTRUCTION C				
GRANTEE: MANUEL BRIAN W & CA				
1026/0769	2/15/2017	WD Q	V 01	45,000
GRANTOR: KREAGER PAUL M & MARC				
GRANTEE: GOLDEN CONSTRUCTION				

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2017;ORIG=0,0] W21 S9 W9 D3L3 N5 W28 S26 E6 S6 E14 N3 E6 S3 E14 N10 E21 N29 \$			
FGR=[YR=2017;ORIG=0,29] W21 S20 E21 N20 \$			
FUS=[YR=2017;ORIG=-5,59] W12 S20 E12 N20 \$			
FOP=[YR=2017;ORIG=-55,39] S6 E22 N6 W2 N3 W6 S3 W14 \$			
PTR=[ORIG=0,49] S10 W5 E5 N10 \$			
FOP=[YR=2024;DPR_YEAR=2017;ORIG=-33,7] E12 S2 W9 D3L3 N5 \$			
FSP=[YR=2024;DPR_YEAR=2023;ORIG=-21,7] W21 N12 E21 S12 \$			