

LOT 41 HS P-1-30-M-10
 IN W 1/2 OF LOT 41 HS
 OR 55 P 313 OR 276 P 795-797

BENTON CURTIS J/BENTON HEATHER N
 123 WHITE OAK DR
 CRAWFORDVILLE, FL 32327

2024

00-00-041-000-09779-030

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|----------------|--------------|----------------------|
| Foundation | 02 | | CONCR SLAB 100 | | |
| Frame | 02 | | WOOD FRAME 100 | | |
| Exterior Wall | 05 | | HARDIE BRD 100 | | |
| Roof Structur | 03 | | GABLE/HIP 100 | | |
| Roof Cover | 03 | | COMP SHNGL 100 | | |
| Interior Wall | 05 | | DRYWALL 100 | | |
| Interior Floor | 09 | | PINE WOOD 50 | | |
| Interior Floor | 14 | | CARPET 50 | | |
| 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 | 4 | | MKT AREA 10 | | |
| NEIGHBORHOOD/LOC | 999.00 | | 1.25/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,961 | 100 | 2009 | 1,961 | 230,303 |
| FCP | 696 | 25 | 2009 | 174 | 20,434 |
| FOP | 70 | 30 | 2009 | 21 | 2,466 |
| FOP | 351 | 30 | 2009 | 105 | 12,332 |
| PTO | 288 | 5 | 2017 | 14 | 1,644 |
| UST | 96 | 45 | 2009 | 43 | 5,050 |
| TOTALS | 3,462 | | | 2,318 | 272,230 |

| 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% | - 2002 | | | | | | | | | | | |
| Heated Area: 1961 | | | | | | HX Base Yr 2002 | | | | | | | | |
| | | | | | | | | | | | | | | |
| BLD DATE | | | 02/13/2019 | | | FRJT | | | LGL DATE | | | 02/13/2019 | | |
| XF DATE | | | 02/13/2019 | | | FRJT | | | LAND DATE | | | 02/13/2019 | | |
| INC DATE | | | | | | | | | AG DATE | | | | | |

| WAKULLA COUNTY PROPERTY | | | | |
|-----------------------------------------------------------------|-------------|-------------|----------------|------------|
| VALUATION SUMMARY | | PAGE 1 of 1 | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 3 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | 272,230 | | |
| TOTAL MARKET OB/XF VALUE | | 3,514 | | |
| TOTAL LAND VALUE - MARKET | | 54,750 | | |
| TOTAL MARKET VALUE | | 330,494 | | |
| SOH/AGL Deduction | | 160,446 | | |
| ASSESSED VALUE | | 170,048 | | |
| TOTAL EXEMPTION VALUE | | 50,000 | | |
| BASE TAXABLE VALUE | | 120,048 | | |
| TOTAL JUST VALUE | | 330,494 | | |
| NCON VALUE | | 0 | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | 305,615 | | |
| 5 YR PRCL CK, PU XFOB LN 3, PU NEW TRAV | | | | |
| 5 YR PRCL CH, PU FNDN | | | | |
| DEL XFOB LN 3, | | | | |
| 5 YR PRCL CH, DEL MH, PU SFD, PU XFOB LN 1-2 | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | |
| 2008578 | INSTALL GAS | 0 | 07/03/2008 | |
| 2008529 | SFD-CO | 0 | 06/16/2008 | |
| 023136 | SW/MH | 0 | 01/21/1998 | |
| SALES DATA | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / RSN CD | SALE PRICE |
| 0759/0505 | 6/25/2008 | WD Q | I 01 | 20,900 |
| GRANTOR: BENTON CURTIS J & TON | | | | |
| GRANTEE: BENTON CURTIS J & H | | | | |
| 0411/0209 | 6/20/2001 | WD Q | I | 55,500 |
| GRANTOR: PLATT ALAN D | | | | |
| GRANTEE: BENTON CURTIS J & T | | | | |
| BUILDING NOTES | | | | |
| BUILDING DIMENSIONS | | | | |
| BAS=[YR=2009] W13 FOP=[YR=2009] W39 S9 E39 N9\$ S9 W39 N9 | | | | |
| FCP=[YR=2009] E6 N24 PTO=[YR=2017] E24 N12 W24 S12\$ | | | | |
| UST=[YR=2009] N12 W8 S12 E8\$ W8 N12 W14 S36 E16\$ W16 S34 E15 | | | | |
| N2 E9 S4 E13 FOP=[YR=2009] E14 N5 W14 S5\$ N5 E14 S5 E17 N36\$. | | | | |

| 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 | 2008 | 2008 | 3 | 70 | 910 | |
| 2 | 0210 | CONCRETE D | 0 | 100 | 8 | 288.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 588 | |
| 3 | 0080 | 4' CHAINLI | 0 | 100 | 0 | 204.00 | LF | 13.00 | 13.00 | 100 | 2017 | 2017 | 3 | 76 | 2,016 | |
| TOTALS | | | | | | | | | | | | 3,462 | | 2,318 | 272,230 | |

| 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 | | RR1 | 0.00 | 0.00 | 3.65 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 54,750 | | | | | | | |