LOT 44 HS P-2-M-11 IN S 1
OF NW 1/4 OR 21 P 459
OR 844 P 135

CSINOS ALEXANDER S
41 ROYSTER DR
CRAWFORDVILLE, FL 32327

**2024**

**00-00-044-000-09814-000**

## BUILDING CHARACTERISTICS

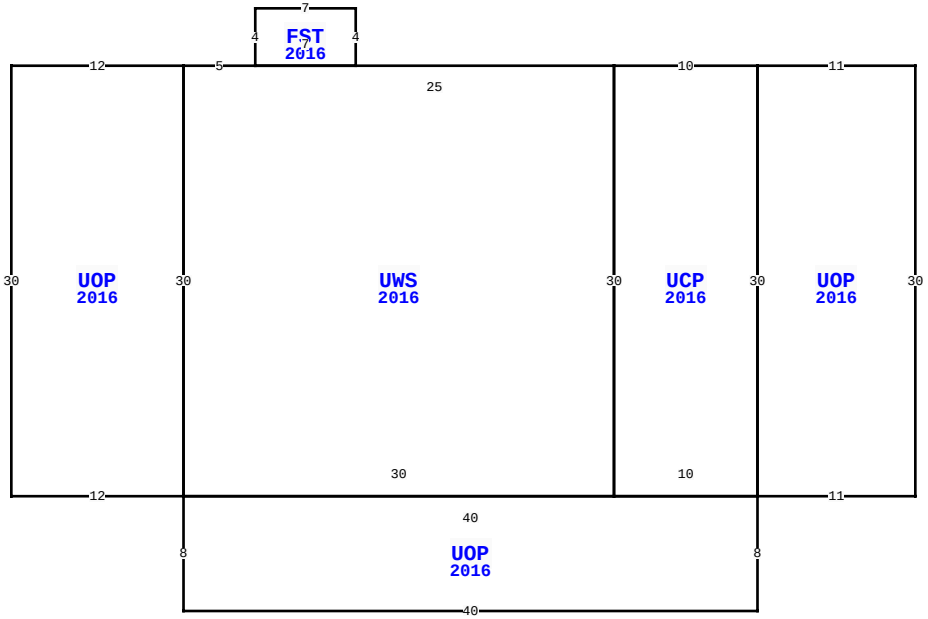
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 05 | STEEL 100 |
| Exterior Wall | 29 | NONE 70 |
| Exterior Wall | 27 | PREFIN MTL 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Heating Type | 01 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Bathrooms | | 0.5 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 5001 | IMPRVD AG NON RES |
| MAP NUM | 4 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| FST | 28 | 55 | 2016 | 15 | 216 |
| UCP | 300 | 20 | 2016 | 60 | 864 |
| UOP | 320 | 20 | 2016 | 64 | 921 |
| UOP | 330 | 20 | 2016 | 66 | 950 |
| UOP | 360 | 20 | 2016 | 72 | 1,036 |
| UWS | 900 | 25 | 2016 | 225 | 3,238 |
| TOTALS | 2,238 | | | 502 | 7,224 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 502 | 39.5000 | 19.75 | 9,914 | 2016 | 2016 | 0 | 0 | 0 | 27.13 | 72.87 |

1 WKSHP/BARN 0% - 0 Heated Area: 0 HX Base Yr




| BLD DATE | 09/23/2021 MMMM | LGL DATE | |
|---|---|---|---|
| XF DATE | 09/23/2021 MMMM | LAND DATE | 09/23/2021 MMMM |
| INC DATE | | AG DATE | |

2214 SPRING CREEK HWY, CRAWFORDVILLE

## WAKULLA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 7,224 |
| TOTAL MARKET OB/XF VALUE | 34,016 |
| TOTAL LAND VALUE - MARKET | 153,000 |
| TOTAL MARKET VALUE | 62,220 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 62,220 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 62,220 |
| TOTAL JUST VALUE | 194,240 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 39,076 |

CORRECT LAND LINES
2024 PU 1 AC VAC RES DUE TO WORKSHOP/BARN
2022 AG RENEWAL RECD
(NON-PRMTED) IN NEW TRAV; CHG

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17000731 | SFD | 0 | 06/05/2017 |
| 15000735 | SAFETY | 0 | 08/07/2015 |
| 2014342 | SAFETY INSP | 0 | 04/28/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1077/0105 | 6/15/2018 | WD | Q | V | 01 | 133,000 |
| GRANTOR: PEEL ALICIA TATUM | | | | | | |
| GRANTEE: CSINOS ALEXANDER S | | | | | | |
| 0935/0772 | 3/14/2014 | WD | Q | V | 01 | 80,000 |
| GRANTOR: HAGAN ELIZABETH P AKA | | | | | | |
| GRANTEE: PEEL WILLIAM GLEN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2016] W11 S30 UOP=[YR=2016] W40 S8 E40 N8$ UCP=[YR=2016] N30 W10 S30 UWS=[YR=2016] N30 W25 FST=[YR=2016] E7 N4 W7 S4$ W5 S30 UOP=[YR=2016] N30 W12 S30 E12$ E30$ E10$ E11 N30$.

## 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 | 0770 | PUMP HOUSE | 0 | 0 | 7 | 7 | 49.00 | SF | 5.00 | 5.00 | 100 | 2016 | 2016 | 3 | 87 | 213 | |
| 2 | 0025 | BARN,POLE | 0 | 0 | 80 | 30 | 2,400.00 | SF | 12.50 | 12.50 | 100 | 2018 | 2018 | 3 | 80 | 24,000 | |
| 3 | 0940 | OPEN SHED | 0 | 0 | 76 | 12 | 912.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 80 | 2,918 | |
| 4 | 0030 | BARN,POLE | 0 | 0 | 30 | 30 | 900.00 | SF | 9.00 | 9.00 | 100 | 2019 | 2019 | 3 | 85 | 6,885 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,016

| 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 | 000110 | C | SFR RURAL | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |
| 2 | 005400 | A | TIMBER 1 PLA | 0 | | | 0.00 | 0.00 | 12.40 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 4,030 | | | | | | | |
| 3 | 005970 | A | TIMBER MIX 1 | 0 | | | | | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 1,950 | | | | | | | |

REVIEW DATE 09/23/2021 BY MMMM Total Acres: 19.40 Total Land Value: 20,980 Market: 138,000 Agricultural: 5,980 Common: 15,000 PRINTED 04/29/2026 BY SYS