

THE GROVE PHASE 2 LOT 2
OR 561 P 753 OR 604 P 151
OR 642 P 154

WAGNER SHELLIE LYNN/WAGNER MATT CAMERON
12 SAND PINE TRL
CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-002

BUILDING CHARACTERISTICS		
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 Floo	07	VYL PLANK 70
Interior Floo	11	CLAY TILE 20
Ceiling	04	Cathedral/Vault 10
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
Fireplace	01	FIREPLACE 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	307.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,215	100
FGR	460	50
FOP	267	30
FSP	204	55
PTO	168	5
TOTALS	3,314	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,645	116.2000	110.39	291,982	2005	2008	0	0	15.00	85.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2215 HX Base Yr 2024												
BLD DATE	05/11/2017		FRSR	LGL DATE	04/12/2009		JBBH					
XF DATE	05/11/2017		FRSR	LAND DATE								
INC DATE				AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				248,185		
TOTAL MARKET OB/XF VALUE				2,687		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				305,872		
SOH/AGL Deduction				57,781		
ASSESSED VALUE				248,091		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				198,091		
TOTAL JUST VALUE				305,872		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				336,809		
INCR EYB 2005-2009 RE-ROOF OB22-435 CC 8/2/2022						
BEACHLER - PORT TO 04437-A04						
REMOVE H4 SOLD 9/2023						
NAME ADDRESS LINE UPDATE CONV						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000435	RE-ROOF-CC	0	06/30/2022			
18000086	HVAC	0	03/07/2018			
2008690	UTL BLDG/ELEC	0	08/11/2008			
2005896	SFD	0	06/29/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0427	9/08/2023	WD Q	Q	I	01	445,000
GRANTOR: KENNEDY JOANNE & BARG						
GRANTEE: WAGNER SHELLIE LYNN						
1284/0205	9/16/2022	WD Q	Q	I	01	406,000
GRANTOR: BEACHLER JULIE						
GRANTEE: KENNEDY JOANNE & BA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005] W13 PTO=[YR=2005] N12 W14 S12 E14\$ W14						
FSP=[YR=2005] N12 W17 S12 E17\$ W17 N12 W18 S49 FOP=[YR=2005]						
S6 E42 N6 W24 N3 W5 S3 W13\$ E13 N3 E5 S3 E24 FGR=[YR=2005]						
S9 E20 N23 W20 S14\$ N14 E20 N23\$.						

EXTRA FEATURES																
L	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
2	0210	CONCRETE D	0	100	0	1,578.00	SF	6.00	6.00	100	2005	2005	3	24	2,272	
3	0211	CONCRETE W	0	100	72	288.00	SF	6.00	6.00	100	2005	2005	3	24	415	

LAND DESCRIPTION													TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			294.00	326.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								