

THE GROVE PHASE 2 LOT 14
 OR 561 P 753
 OR 650 P 753

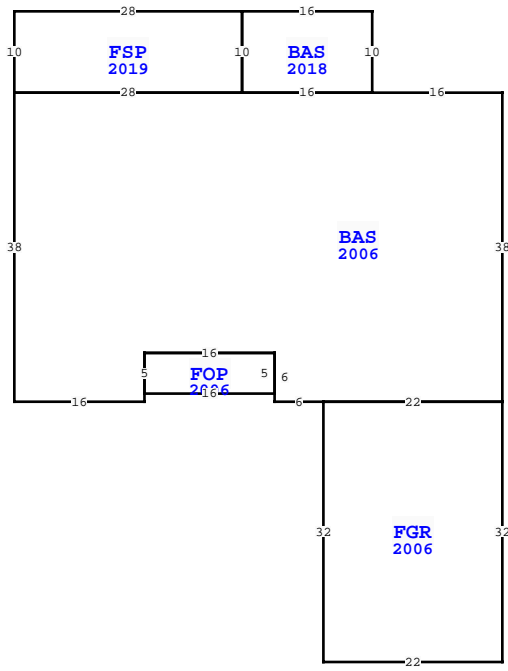
CHENTNIK CHESTER GREGORY JR/CHENTINIK MAXINE RODGE
 61 PONDEROSA DR
 CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-014

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	20	FACE BRICK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	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	2	MKT AREA	10
NEIGHBORHOOD/LOC	307.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,184	100	2006
BAS	160	100	2018
FGR	704	50	2006
FOP	80	30	2006
FSP	280	55	2019
TOTALS	3,408		

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: 2344 HX Base Yr 2018	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		269,886			
TOTAL MARKET OB/XF VALUE		4,778			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		329,664			
SOH/AGL Deduction		68,485			
ASSESSED VALUE		261,179			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		211,179			
TOTAL JUST VALUE		329,664			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		343,390			
NAME ADDR LINE UPDATE CONV					
5 YR PRCL CH, PU CORR TRAV					
DEL XFOB LN 4					
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 3,					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OBN21-00027	PROPANE TANK BURY	0	10/05/2021		
21000899	GENERATOR	0	09/02/2021		
19000646	SCREEN ROOM-CO	0	04/23/2019		
19000019	MECH	0	01/16/2019		
18000120	ENCLOSURE-CO	0	02/13/2018		
2006692	SFD - CO	0	04/20/2006		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1055/0631	11/22/2017	WD Q	Q I 01		244,900
GRANTOR: LECLAIR RAYMOND A & S					
GRANTEE: CHENTNIK CHESTER G					
0650/0753	4/10/2006	WD Q	V		50,000
GRANTOR: TURNER LAND ENTERPRIS					
GRANTEE: RAYMOND A LECLAIR A					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W16 BAS=[YR=2018] N10 W16 S10 E16\$ W16 FSP=[YR=2019] N10 W28 S10 E28\$ W28 S38 E16 N1 FOP=[YR=2006] E16 N5 W16 S5\$ N5 E16 S6 E6 FGR=[YR=2006] S32 E22 N32 W22\$ E22 N38\$.					

EXTRA FEATURES														61 PONDEROSA DR, CRAWFORDVILLE		
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	0210	CONCRETE D	0	100	0	2,084.00	SF	6.00	6.00	100	2006	2006	3	27	3,376	
2	0211	CONCRETE W	0	100	84	336.00	SF	6.00	6.00	100	2006	2006	3	27	544	
3	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	

LAND DESCRIPTION														TOTAL OB/XF 4,778										
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			270.00	327.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							