

THE GROVE PHASE 2 LOT 22
 OR 561 P 753 OR 614 P 257
 OR 644 P 241 OR 1045 P 794

MC GEE FREDDIE LEE/NELSON ALFREDA
 71 SAND PINE TRL
 CRAWFORDVILLE, FL 32327

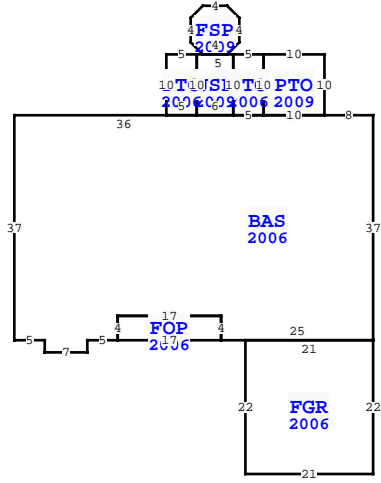
2024

00-00-056-307-09944-022



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	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	11	CLAY	TILE	50	
Interior Floo	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				10
NEIGHBORHOOD/LOC	307.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2006	2,129	200,598
DCK	42	10	2009	4	377
FGR	462	50	2006	231	21,765
FOP	68	30	2006	20	1,884
FSP	56	55	2009	31	2,921
FST	143	55	2009	79	7,443
PTO	50	5	2006	2	188
PTO	50	5	2006	2	188
PTO	100	5	2009	5	471
UOP	55	20	2009	11	1,037
TOTALS	3,243			2,551	240,360

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%	- 2023									
Heated Area: 2129						HX Base Yr 2023						



** This building has 12 Sub-Areas

71 SAND PINE TRL, CRAWFORDVILLE

BLD DATE	05/16/2017	FRSR	LGL DATE	
XF DATE	05/16/2017	FRSR	LAND DATE	04/12/2009
INC DATE			AG DATE	JBBH

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				240,360	
TOTAL MARKET OB/XF VALUE				8,174	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				303,534	
SOH/AGL Deduction				0	
ASSESSED VALUE				303,534	
TOTAL EXEMPTION VALUE				HX HB VX 55,000	
BASE TAXABLE VALUE				248,534	
TOTAL JUST VALUE				303,534	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				316,997	
NAME ADDR LINES UPDATE CONV					
5 YR CHK NO CHANGE					
COA PER NCOA REPORT					
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 4-6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20051439	SFD/CO	0	09/14/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0410	12/14/2021	WD	Q	I	01	355,000
GRANTOR: BELTRAMI MARCIA J						
GRANTEE: MC GEE FREDDIE LEE &						
1045/0794	8/23/2017	LD	U	I	14	100
GRANTOR: BELTRAMI THOMAS C & M						
GRANTEE: BELTRAMI ALEXANDER						

EXTRA FEATURES		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	0		1.00	UT	1,300.00	100	2006	2006	3	66	858
2	0210	CONCRETE D	0	100	0	0		1,452.00	SF	6.00	100	2006	2006	3	27	2,352
3	0211	CONCRETE W	0	100	0	0		284.00	SF	6.00	100	2006	2006	3	27	460
4	0625	PORT WD UT	0	100	8	8		64.00	SF	6.00	100	2015	2015	3	67	257
5	0625	PORT WD UT	0	100	4	8		32.00	SF	6.00	100	2015	2015	3	67	129
6	0960	SCREEN ROO	0	100	12	19		228.00	SF	21.00	100	2016	2016	3	86	4,118

BUILDING NOTES	
BAS=[YR=2006] W8 PTO=[YR=2009] N10 W10 S10 E10\$ W10	
PTO=[YR=2006] N10 W5 S10 E5 \$ W5 USP=[YR=2009] N10 W5	
FSP=[YR=2009] E4 R2 U2 N4 U2 L2 W4 L2 D2 S4 D2 R2 \$ W1	
S10 PTO=[YR=2006] N10 W5 S10 E5\$ E6\$ W36 S37 E5 S2 E7 N2 E5	
FOP=[YR=2006] E17 N4 W17 S4 \$ N4 E17 S4 E25 FGR=[YR=2006] W21	
S22 E21 N22\$ N37\$ PTR=N20 E20 UOP=[YR=2009] E11 N5 W11	
FST=[YR=2009] E11 N13 W9 UST=[YR=2009] E7 N4 W7 DCK=[YR=2009]	
E7 N6 W7 S6\$ S4\$ W2 S13\$ S5\$ W20 S20\$.	

BUILDING DIMENSIONS	
BAS=[YR=2006] W8 PTO=[YR=2009] N10 W10 S10 E10\$ W10	
PTO=[YR=2006] N10 W5 S10 E5 \$ W5 USP=[YR=2009] N10 W5	
FSP=[YR=2009] E4 R2 U2 N4 U2 L2 W4 L2 D2 S4 D2 R2 \$ W1	
S10 PTO=[YR=2006] N10 W5 S10 E5\$ E6\$ W36 S37 E5 S2 E7 N2 E5	
FOP=[YR=2006] E17 N4 W17 S4 \$ N4 E17 S4 E25 FGR=[YR=2006] W21	
S22 E21 N22\$ N37\$ PTR=N20 E20 UOP=[YR=2009] E11 N5 W11	
FST=[YR=2009] E11 N13 W9 UST=[YR=2009] E7 N4 W7 DCK=[YR=2009]	
E7 N6 W7 S6\$ S4\$ W2 S13\$ S5\$ W20 S20\$.	

LAND DESCRIPTION		TOTAL OB/XF															8,174							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			295.00	295.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							