

THE GROVE PHASE 2 LOT 23  
 OR 561 P 753 OR 626 P 797  
 OR 658 P 108 OR 956 P 169

HALVORSEN BENJAMIN/HALVORSEN SARAH  
 89 SAND PINE TRL  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-307-09944-023

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	21	STONE	10
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	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms			4 100
Bathrooms			3.5 100
Story Height			0 100
Stories	1.		1. 100
Fireplace	01	FIREPLACE	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	2,358	100	2006
FGR	442	50	2006
FOP	56	30	2006
FSP	349	55	2006
PTO	160	5	2006
TOTALS	3,365		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,796	126.0000	119.70	334,681	2006	2008		0	0	15.00	85.00	
1 SINGLE FAM 100% - 2015 Heated Area: 2358 HX Base Yr 2015													
BLD DATE	05/16/2017	FRSR	LGL DATE	04/12/2009	JBBH								
XF DATE	05/16/2017	FRSR	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	284,479		
TOTAL MARKET OB/XF VALUE	4,191		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	343,670		
SOH/AGL Deduction	92,673		
ASSESSED VALUE	250,997		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	200,997		
TOTAL JUST VALUE	343,670		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	389,966		
INCR EYB 2006-2008 HVAC B23-222 CC 3/22/2023			
NAME ADDR LINES UPDATE CONV			
5 YR CHK NO CHANGE			
LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000222	HVAC CHANGE OUT-C		03/20/2023
20051900	SFD - CO 5/16/6	0	11/28/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0956/0169	11/14/2014	WD Q	I 01
SALE PRICE			
232,000			
GRANTOR: KIRKSEY OTIS W & KARE			
GRANTEE: HALVORSEN BENJAMIN			
0658/0108	5/17/2006	WD Q	I
336,400			
GRANTOR: WAKULLA BUILDERS, LLC			
GRANTEE: KIRKSEY OTIS W. & K			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W31 S9 PTO=[YR=2006] W16 S10 E16 N10 S6			
FSP=[YR=2006] S4 W32 S8 E16 S3 E19 N15 W3 S E3 S15 W19 N3 W16			
S33 E4 S2 E10 N2 E3 N5 E11 FOP=[YR=2006] S4 E10 N6 W8 S2 W2 S			
E2 N2 E12 FGR=[YR=2006] S13 E11 N2 E10 N20 W21 S9 S N9 E21			
N44 S.			

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
2	0210	CONCRETE D	0	100 0	1,918.00	SF	6.00	6.00	100	2006	2006	3	27
3	0211	CONCRETE W	0	100 58 4	232.00	SF	6.00	6.00	100	2006	2006	3	27
4	0625	PORT WD UT	0	100 11 16	176.00	SF	6.00	6.00	100	2015	2015	3	67
TOTAL OB/XF 4,191													

LAND DESCRIPTION													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00 UNIT PRICE 55,000.00 ADJ UNIT PRICE 55,000.00 LAND VALUE 55,000													